



MLS 7151905 Residential

\$339,018

1,305 sq ft
2 bedrooms
2 baths

7084 Glory Road
Baxter MN 56425

Status: Active

Description:

Gracewin Living Cooperative of Baxter is a 55+ active community in the beautiful Brainerd Lakes Area, with abundant lakes, parks & trails, golf courses, shopping, medical facilities, restaurants, and more. When you purchase a share in this cooperative, your investment grows while you enjoy lower monthly costs through shared expenses. How it works: You are purchasing the equity paid by the seller & assuming a portion of the building's master mortgage allocated to your specific unit. Simple qualification: Once financially qualified, you assume your share of the master mortgage, making the transition seamless. What is Included? Your Monthly fee of \$1341 includes: Your portion of the master mortgage (principal, interest, & mortgage insurance), property taxes, and master building insurance. It includes the following utilities: electric, heat, water/sewer, trash removal, internet, cable in common areas, & all utilities in common areas. It includes Maintenance & Management: Professional management, standard replacements, & repairs/maintenance for both your unit & common area, including appliances & fixtures. Member responsibility: Members are responsible for their personal cable, phone, and H06 insurance policy. Home & Community Features: Spacious one-level living with 1305 sq ft. Beyond your front door, you'll have access to fantastic, shared amenities: Community room, Library with dual-side fireplace, 3 outdoor sitting areas, carwash, Fitness center, creators space, hobby shop, owners lounge with a pool table, golf simulator, and deck that overlooks the pickleball court. At Gracewin in Baxter, you aren't just buying a home; you're joining a community. You even have the opportunity to join a committee and have a direct voice in the cooperative's operation.

Additional Details:

Year Built	2023
Lot Acres	5.33
Lot Dimensions	Common
Garage Stalls	1
Taxes	\$1,354
Taxes with Assessments	\$1,354
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Natural Gas **Garage:** 1 **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air



Listed By:
Ebenezer Manage Services

From Affinity Realty, a 27% share in the Gracewin Living Cooperative of Baxter, located on Glory Road, is just 4 miles to the Brainerd Lakes Area. This is a great opportunity to join a community. Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



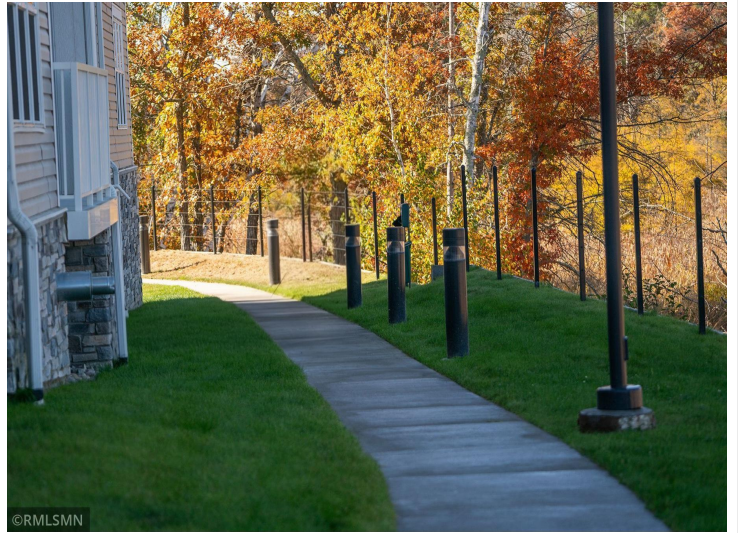
Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



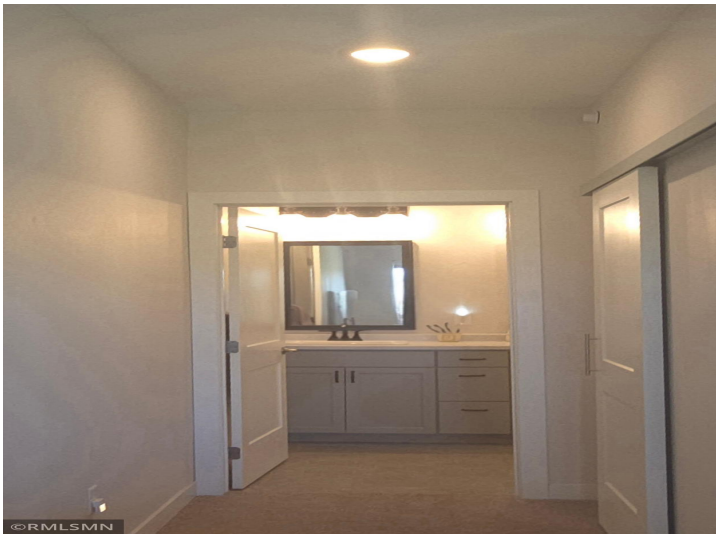
Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470



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