

MLS 7157792 Lake Home

# $1,198,000

2,912 sq ft
3 bedrooms
4 baths

45140 W Little McDonald Dr
Frazee MN 56544

Waterfront: Little McDonald

Status: Active

**Description:**

LITTLE MCDONALD-KERBS LAKE! Set on a Remarkable 4.65-Acre Wooded Lot, this Lakefront Retreat offers 304 ft. of Hard-Bottom Shoreline and one of the Finest Sugar-Sand Beaches in Lakes Country. Custom-Built in 2016, the home's Hilltop Setting captures Sweeping Lake Views, while the Spring-Fed, Crystal-Clear Waters offer outstanding Walleye Fishing.At the heart of the home, the Living Room features a Masonry Natural Gas Fireplace and Floor-to-Ceiling Windows framing Incredible Lake Views. Hickory Hardwood Floors & a Knotty Pine Vaulted Ceiling bring warmth to the Open-Concept Floorplan while offering Functional One-Level Living complete with a spacious Owner's Suite with a Private Ensuite Bath & Walk-In Closet.Downstairs, the Walk-Out Basement expands the living space with a generous Family Room, Two Bedrooms, a Full Bath, Home Office, and a Bonus Room just an egress window away from becoming a 4th Bedroom. Step outside to the Professionally Landscaped Multi-Level Patio, featuring a Covered Porch with Built-In Speakers, Upper & Lower Dining Areas, and Paver Fire Pit.The Meticulously Landscaped Yard slopes gently toward the lake, providing convenient Golf Cart Access, while a well-maintained Nature Trail offers a scenic route through the trees to the Water's Edge. From the Picture-Perfect Lot & Exceptional Shoreline to the Custom Finishes & Craftsmanship, this property offers a truly second-to-none setting you need to see to believe!

**Additional Details:**

| | |
|---|---|
| Year Built | 2016 |
| Lot Acres | 4.65 |
| Lot Dimensions | 451 x 407 x 304 x 512 |
| Garage Stalls | 3 |
| Taxes | $4,706 |
| Taxes with Assessments | $5,318 |
| Tax Year | 2026 |

**Additional Features:**

**Fuel:** Electric, Natural Gas **Heat:** Forced Air, Fireplace(s)

**Driving Directions:**

From Perham, head west on Hwy 34. Continue for 7 miles, then turn right onto 370th Ave. Take the first right onto W Little McDonald Dr. After 1.6 miles, the property will be marked on the right-hand side.

Broker Reciprocity

Listed By:
Jack Chivers Realty

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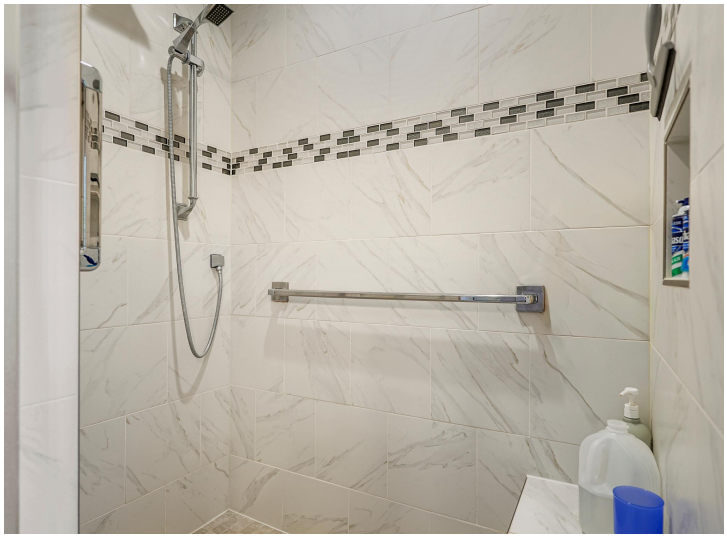





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