

MLS 7176500 Lake Home

$279,900

1,456 sq ft
3 bedrooms
2 baths

32397 West Street
Breezy Point MN 56472

Waterfront: Ossawinnamakee

Status: Active

Description:

Wooded privacy in the heart of the Lakes Area, with potential association access to Lake Ossawinnamakee. This updated 3 bedroom, 2 bathroom Breezy Point home sits on a private 1.14 acre lot full of mature trees, with plenty of backyard room for lawn games, outdoor living and campfires. The main level was reconfigured to create a larger living room, featuring hardwood floors, an open floor plan, newly added central air and fresh paint throughout much of the home. An oversized triple-panel sliding glass door in the living room opens onto a spacious back deck, making it easy to entertain family and friends. The back (west) side of the lot can also be reached from Butternut Circle, convenient for trailers and recreational equipment. The finished lower level includes 2 bedrooms, a family room and the second full bathroom. A detached oversized 2 stall garage provides parking and storage.The current owner recently learned of the property's inclusion in the Dellwood Acres Property Owners Association, which owns lake lots that members may use for ingress and egress to Lake Ossawinnamakee. Association documents are attached, and buyers should verify membership and current terms with the association. Located in the Pequot Lakes school district and minutes from the amenities of Breezy Point, Pequot Lakes and Crosslake, with Pelican Lake, the Whitefish Chain and many other area lakes nearby. At the buyer's request, the temporary fencing and dog kennel area next to the garage and the enclosed area inside the garage can be removed prior to closing.

Additional Details:

Year Built	1995
Lot Acres	1.14
Lot Dimensions	114 x 436
Garage Stalls	2
Taxes	$1,680
Taxes with Assessments	$1,680
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

GPS Recommended: From the intersection of Cty Rd 11 and Cty Rd 11A in Breezy Point/Lake City, head south 1.9 miles, turn left on [illegible] 0.4 miles and you will be at the property address [illegible] which will be on your left (SEE FOR SALE SIGN)

Broker Reciprocity

Listed By:
RE/MAX Northland

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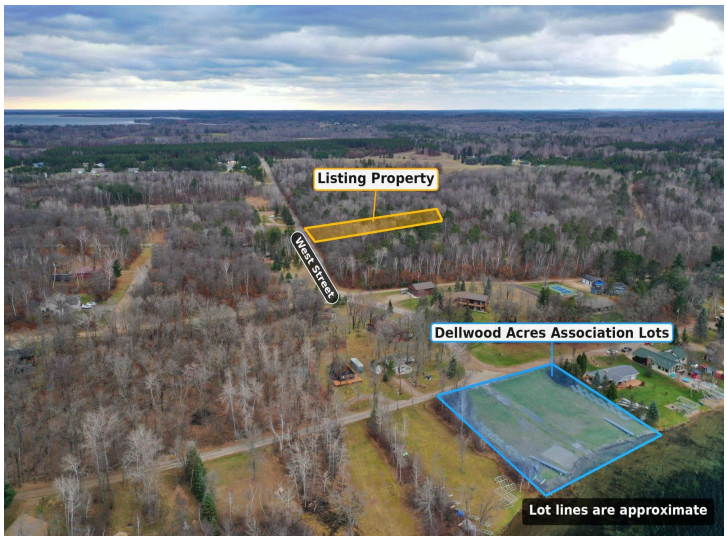
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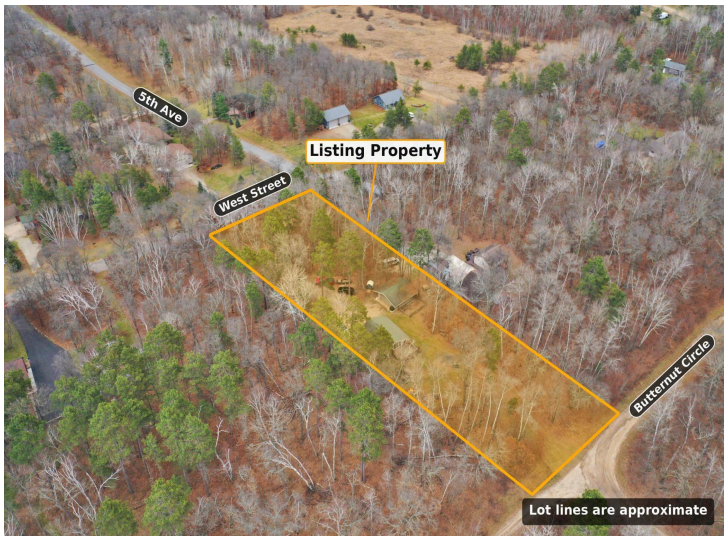
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