



MLS 6231247 Lake Home

\$388,000

1,712 sq ft
3 bedrooms
3 baths

41601 Channel Road
Ottertail MN 56571

Waterfront: Otter Tail

Status: Canceled

Description:

This comfortable three bedroom/three bathroom year round home backs up to the Canal for "just around the corner" boat or pontoon access to pristine Otter Tail Lake from your back yard! Oversized insulated double garage and two storage sheds give you tons of storage space! Central Air keeps you cool during those hot summer nights and in the winter you have plenty of options between the natural gas fireplace, natural gas furnace and electric baseboard heat in some rooms also. Wood Stove was removed from the living room but is stored on premises and can be re-installed. You have the option to purchase the adjacent lot which has 75' of sandy Otter Tail Lake shoreline! Located within walking distance to the Riviera Public Access and convenient to Cty Hwy 1 with a five minute drive to the booming town of Ottertail. Click on the Virtual Tour! Septic is certified compliant. Furnishings negotiable. Dock and boat lift negotiable. Owner/Agent

Additional Details:

Year Built	1978
Lot Acres	0.74
Lot Dimensions	140x207x156x210
Garage Stalls	2
School District	549
Taxes	\$1,979
Taxes with Assessments	\$2,370
Tax Year	2022

Additional Features:

Basement: Crawl Space **Fuel:** Electric, Natural Gas, Wood **Garage:** 2 **Heat:** Baseboard, Forced Air, Fireplace(s), Wood Stove **Sewer:** Private Sewer, Septic System Compliant - Yes **Water:** Well **Air Conditioning:** Central Air

Driving Directions:

West from Ottertail approx 2.5 miles then left onto Channel Road.



Listed By:
Realty Group LLC

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