



MLS 6493147 Residential

**\$309,900**

1,838 sq ft  
3 bedrooms  
2 baths

31332 Cherokee Trail  
Breezy Point MN 56472

Status: Closed

**Description:**

Welcome to this convenient, desirable & move-in-ready Breezy Point home on a spacious 1+ acre lot w/plenty of rm for outdoor games, gardens & more. Home offers entry to a vaulted main floor living rm w/trapezoid windows creating natural lighting, dining rm area w/patio doors opens to a secluded back yard deck, kitchen features stainless steel appliances & breakfast bar. Primary BR & guest BR w/W.I.C, & a full BA w/tile floor complete the main level. Fully finished walkout lower level provides a spacious family rm w/daylight windows, a recreational/exercise area & patio doors leading to the side yard patio, 3rd BR w/W.I.C, full BA w/tile floor, & laundry. Additional features include spacious 3 car attached garage w/plenty of rm for a workshop, storage & toys, concrete driveway, beautifully landscaped & treed grounds. Close to premier golf courses, schools, restaurants, recreational lakes, hiking, biking, horseback riding trails & all the Beautiful Brainerd Lakes Area offers.

**Additional Details:**

Year Built	2001
Lot Acres	1.04
Lot Dimensions	317x266x429
Garage Stalls	3
School District	186
Taxes	\$1,981
Taxes with Assessments	\$2,006
Tax Year	2023

**Additional Features:**

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

**Driving Directions:**

From the gates of Breezy Point, go West on CR 11 to Right on Ranchette Dr to Left on the second entrance to Cherokee Trail to home and Fr#31332 on Left.



Listed By:  
Kurilla Real Estate LTD

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