



MLS 6496225 Lake Home

**\$449,900**

2,194 sq ft  
2 bedrooms  
2 baths

34064 County Highway 60  
Frazee MN 56544

Waterfront: Long

Status: Active

#### Description:

PRICE IMPROVEMENT! 284' Frontage - Long Lake, Vergas year round adorable home! Major renovations in 1999 include sunroom, garage and 2nd bathroom as well as remodeled kitchen. Other improvements include a great deck on the lakeside with lots of seating, rip rap, landscaping, main bath remodel, 3 new heat/cool units, new fire pit, new water softener system, new refrigerator, wild grass and wild flowers on hillside by lake, new blinds in sunroom and main bedroom, new carpet in living room and main bedroom, new shingles in 2022! Upstairs includes 2 bedrooms, large entry (used as sleeping room), kitchen, living room and sunroom with beautiful views of the water. Lower level has storage space and a rec area for rainy days. 2 car attached garage with one stall extra deep and an enclosed workshop! Nice yard space with fire pit, garden, tire swing and a gradual golf cart road to the lake for easy access! Right off the walking path and snowmobile trail! Lawn tractor and most furniture included!

#### Additional Details:

Year Built	1945
Lot Acres	0.83
Lot Dimensions	IRR
Garage Stalls	2
School District	23
Taxes	\$2,660
Taxes with Assessments	\$2,740
Tax Year	2023

#### Additional Features:

**Basement:** Partial **Fuel:** Electric, Propane **Garage:** 2 **Heat:** Baseboard, Boiler **Sewer:** Private Sewer **Water:** Well **Air Conditioning:** Ductless Mini-Split

#### Driving Directions:

From Vergas, Take County Hwy 60 towards Perham. Just out of Vergas, property is the second house on the lakeside.



Listed By:  
RE/MAX LAKES REGION

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