



MLS 6500873 Lake Home

**\$1,100,000**

3,812 sq ft  
4 bedrooms  
3 baths

35365 Boot Lake Road  
Park Rapids MN 56470

Waterfront: Boot Lake (03003000)

Status: Active

#### Description:

Don't miss this amazing architecturally designed 4 bed, 3 bath home on picturesque Boot Lake just south of Itasca State Park. Home has had only one owner and is being sold only due to relocation. A partial list of amenities include a gourmet kitchen with maple cabinets and quartz countertops, formal dining room, rustic maple floors, covered front porch, 2 gas fireplaces, family room with bar, geothermal heating and cooling, hot tub, 3 car insulated and heated garage, brick accents, a 50 foot dock and much more. Home sits on 6.1 acres with 162' of hard bottom sand/gravel bottom with a gradual slope to the lake. Boot Lake is over 100' deep and has water clarity second to none. Listing agent to be present at all showings. Potential buyers should be prepared to provide approval letter or letter of qualification from their lender or investment advisor.

#### Additional Details:

Year Built	2007
Lot Acres	6.1
Lot Dimensions	irregular
Garage Stalls	3
School District	309
Taxes	\$5,072
Taxes with Assessments	\$5,072
Tax Year	2023

#### Additional Features:

**Fuel:** Electric, Propane **Heat:** Forced Air, Geothermal

#### Driving Directions:

From 34/71 in Park Rapids, North on 71 for 14 miles to a left on Boot Lake Dr. Go 5.4 miles to a left on East Boot Lake Road to property on right. Go left at Y in driveway.



Listed By:  
Wolff & Simon Real Estate

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