



MLS 6515378 Residential

\$279,900

1,300 sq ft
2 bedrooms
2 baths

36356 149th Avenue
Menahga MN 56464

Status: Active

Description:

Move-in ready! Attractive 2019 construction with easy one level living at the forefront. This home is well built and totals 1300 finished square feet with no steps in or out. Features ICF footings, steel siding, seamless gutters, 2 bedrooms, 2 baths, vaulted ceilings, stainless appliances, in-floor heat (propane), heat pump (A/C), covered front porch, 10x20 side patio, fiber optic internet and so much more! A second garage sized at 20x20 has your additional storage and workshop needs met. Clean ingress/egress with asphalt driveway and concrete aprons. Sits on 2.5 wooded acres with no restrictive covenants. Country living, excellent privacy and no visible neighbors yet you are just 2 minutes from Menahga's town center.

Additional Details:

Year Built	2019
Lot Acres	2.5
Lot Dimensions	330 x 330
Garage Stalls	3
School District	821
Taxes	\$2,510
Taxes with Assessments	\$2,570
Tax Year	2024

Additional Features:

Basement: Insulating Concrete Forms, Slab **Fuel:** Propane **Garage:** 3 **Heat:** Boiler, Heat Pump, Radiant Floor **Sewer:** Private Sewer, Septic System Compliant - Yes, Tank with Drainage Field **Water:** Private, Sand Point, Well **Air Conditioning:** Heat Pump

Driving Directions:

Starting in Menahga. From Stocking Lake Rd/Aspen Ave (Hwy 71): Go East on the Stocking Lake Rd to a right on 149th Ave. Proceed to first home on left.



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218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470