



MLS 6572167 Lake Home

\$399,900

3,008 sq ft
3 bedrooms
3 baths

39706 Ander Road
Waubun MN 56589

Waterfront: Elbow Lake (03015900)

Status: Active

Description:

Are you looking for privacy and the relaxing calm of lake living? This truly one-of-a-kind property offers all that and much more! You will be immersed in nature the moment you reach the gates to this 5.7-acre nature sanctuary with 223' frontage on beautiful Elbow Lake. Nature lovers will relish in the lush surroundings of mature trees and abundant wildlife. 3 br./3 bath year-round home gives you that "up north" vibe the moment you walk in the door. Eye-catching interior features include unique wood floors throughout the upper level, and the living room still hallmarks the 70-year-old oak flooring. The lower level features a walk-out. The inviting family room with a fieldstone fireplace has just been redone to provide additional comfortable living space. A new state-of-the-art septic system was installed in 2023. The owners have taken great pride in restoring the barn. Elbow Lake is a great fishing and recreation lake. This is a newly surveyed parcel split; new tax amount will be determined.

Additional Details:

Year Built	1950
Lot Acres	5.7
Lot Dimensions	irregular
Garage Stalls	1
School District	435
Taxes	\$4,502
Taxes with Assessments	\$4,562
Tax Year	2024

Additional Features:

Fuel: Electric, Propane **Heat:** Boiler, Dual, Radiant Floor

Driving Directions:

Head NE on Co Hwy 35 until St Hwy 113, then turn right. Continue for about 2 Miles, then turn right onto Ander Rd. When the driveway splits, veer right & your destination will be at the end of the driveway.



Listed By:
Jack Chivers Realty

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