



Affinity
REAL ESTATE INC

MLS 6600203 Residential

\$769,000

2,908 sq ft
3 bedrooms
3 baths

3754 St Annes Court
Brainerd MN 56401

Status: Active

Description:

New Private Collection Rental Home at Cragun's Resort! Built by Gohman Construction, this stunning new 3-bedroom, 3-bath slab-on-grade vacation rental home was designed with the finest attention and has bookings for 2025!

Located in the heart of the Brainerd Lakes Area and right off the Lehman 18 Golf Course. Enjoy the ultimate golf resort lifestyle with a complimentary 3-year Resort Membership to Cragun's Resort, plus access to all resort amenities and rental income opportunity (with a rental management agreement with Cragun's Resort)!

Open Concept Living: Enjoy seamless living with vaulted ceilings in the living room and 9' ceilings throughout the home, creating a spacious and airy atmosphere.

Gourmet Kitchen & Dining: Cook up culinary delights in your modern kitchen, and entertain guests in your elegant dining area.

Sun-Drenched Spaces: The sun room and an abundance of windows offer breathtaking panoramic views of the lush greenery on hole #13 of the Lehman 18, Minnesota's newest premier golf course.

Luxurious Primary Suite: Relax in your private suite featuring high ceilings, a large walk-in closet, and serene views.

Convenient Main Level: This thoughtfully designed home includes a primary bedroom, a secondary bedroom and a laundry/mud room – all on the main level.

Garage built for Golf: Two stall garage plus a stall for the golf cart.

The 375 sq. ft. bonus room above the garage was recently converted into a third bedroom with full bathroom.

With the Cragun's Resort rental management program owners are a guest. The resort handles all critical management functions including marketing, reservations, check-in services, housekeeping, maintenance, security and revenue management. Historical and advanced revenue information is available upon request. Enjoy whole ownership of this incredible Private Collection unit on the Lehman 18 golf course for 42 days per year (Summer May 1st - October 31st) and

Broker Reciprocity

through the Winter season.
eXp Realty

Additional Details:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service (RMLS) and the Minnesota Association of Realtors (MAR) Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

Lot Acres 0.86

Lot Dimensions Irregular

Garage Stalls 3

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School District 896

Taxes \$1,546



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