



MLS 6618198 Residential

\$439,900

1,804 sq ft
4 bedrooms
2 baths

7853 Traders Pass Drive
Pequot Lakes MN 56472

Status: Active

Description:

NEW CONSTRUCTION in sought-after BREEZY POINT! Beautifully constructed, 4br, 2 bath home features One-Level Living, Maintenance-Free Exterior, LP Smart Siding, Forced Air heating & AC, Stainless Steel Appliances, Vaulted Ceilings, Stone Gas Fireplace, Master Suite with Full Bath, Covered Patio, and a 3 Car Attached Heated & Insulated Garage. Located in the HEART OF THE LAKES AREA, close to CHAMPIONSHIP GOLF, BREEZY POINT RESORT, NUMEROUS RESTAURANTS AND PUBS, PUBLIC BEACHES, AND THE LANDING ON PELICAN LAKE.

Additional Details:

Year Built	2024
Lot Acres	0.79
Lot Dimensions	136x251x136x251
Garage Stalls	3
School District	186
Taxes	\$144
Taxes with Assessments	\$144
Tax Year	2024

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air, Fireplace(s)

Driving Directions:

From Nisswa, Hwy 371 to Cty Rd 11, east to Ranchette Drive, north to Scenic Overlook, right to Traders Pass, left to lot on the left.
From Crosslake, south to Cty Rd 11, west to Buschmann Rd, right to Green Scene Dr, left to Blue Ridge Dr, right to Traders Pass, right to lot on the right.



Listed By:
Kurilla Real Estate LTD

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