



MLS 6647776 Residential

\$375,000

3,085 sq ft
4 bedrooms
3 baths

4421 Birchmont Drive
Bemidji MN 56601

Status: Pending

Description:

Classic Birchmont Drive, 4BR/3BA home with beautiful views of Lake Bemidji and shared ownership of 25' of Lake Bemidji frontage is now available at a significantly reduced price. This Mid-Century Modern home, designed by renowned architect John N. Polivka, is a Bemidji treasure. The home features over 2000 sq ft on the main floor and over 1000 sq ft on the lower walkout level. The lower level would make a great in-law suite, home office, or kids' hangout. The home has had many recent updates: refinished hardwood floors, new carpet, fresh paint, new countertops, updated bathrooms, new lower-level ceiling and light fixtures. The Lake Bemidji frontage is across the road from the house and is undeveloped but would give great access to one of Northern Minnesota's premier lakes. The beautifully wooded lot, with access to both Birchmont Drive and Bemidji Road NE, has tons of landscape potential. Bring your vision and ideas to restore this classic Bemidji home and property. The parcel south of the house and the parcel north of the house can be purchased AFTER the sale of the house OR included with the sale of the house. The price of the .97-acre parcel north of the house is \$98,000. The price of the .77-acre parcel south of the house is \$83,000. All parcels will include a 1/3 undivided interest in the 25' of Lake Bemidji shoreline. The septic is not compliant. Buyer to responsible for hooking up to city sewer by July 2025.

Additional Details:

Year Built	1959
Lot Acres	1.1
Lot Dimensions	115x440
Garage Stalls	3
School District	31
Taxes	\$3,665
Taxes with Assessments	\$4,300
Tax Year	2024

Additional Features:

Basement: Block **Fuel:** Natural Gas **Garage:** 3 **Heat:** Hot Water **Sewer:** Private Sewer **Water:** City Water/Connected, Well **Air Conditioning:** None

Driving Directions:



4421 on the left.
Century 21 Dickinson

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