



MLS 6674524 Lake Home

**\$1,449,900**

4,860 sq ft  
4 bedrooms  
4 baths

3848 Little Boy Road  
Longville MN 56655

Waterfront: Little Boy Lake  
(Wabedo Twp.)

Status: Active

#### Description:

A rare opportunity to own and invest in a turn-key luxury property with a proven record of Short-Term Rental income all within the privacy and northwoods beauty of your own private island on Little Boy Lake. This up north retreat features guest-favorite amenities like a expansive game room with ping pong and pool table, theatre room with projector and surround sound, fireplace, 4+ bedrooms, sandy beach, firepit and plenty of room for snowmobiling and snowshoeing in the winter.

This truly is a year round retreat that both you and your guests will enjoy! Imagine your guests enjoying a winter weekend getaway, freshly fallen snow, driving over the iconic wooden bridge that leads to the property, and enjoying a weekend of memories, nature and luxury amenities. Invest in this unique property today which comes fully furnished and ready to go!

#### Additional Details:

Year Built	1999
Lot Acres	15.2
Lot Dimensions	2961x1068x375
Garage Stalls	3
School District	118
Taxes	\$7,342
Taxes with Assessments	\$7,408
Tax Year	2024

#### Additional Features:

**Basement:** Full, Partially Finished, Walkout **Fuel:** Propane **Garage:** 3 **Heat:** Boiler, Forced Air, Fireplace(s), Radiant Floor **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Submersible - 4 Inch, Drilled **Air Conditioning:** Central Air

#### Driving Directions:

Turn right onto Little Boy Rd NE, follow driveway, over wooden bridge to property



Listed By:  
Woods to Water Real Estate

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