



MLS 6677312 Residential

**\$325,000**

1,830 sq ft  
4 bedrooms  
2 baths

9208 Rabbit Drive  
Breezy Point MN 56472

Status: Pending

#### Description:

Welcome to your dream home! This beautifully maintained 4-bedroom, 2-level bi-level residence is perfectly situated just moments away from picturesque Pelican Lake, offering both tranquility and adventure right at your doorstep. As you enter, you'll be greeted by a bright and airy living space, featuring large windows that flood the home with natural light. The well-appointed kitchen boasts modern appliances, ample counter space, and a cozy breakfast nook, ideal for morning coffee while enjoying views of the lush surroundings.

Retreat to the generously sized primary suite, the three additional bedrooms provide plenty of space for family, guests, or a home office. Each room is designed with comfort in mind, featuring ample closet space and large windows. Step outside to your private backyard oasis, perfect for summer barbecues or peaceful evenings under the stars. The bi-level design offers a fantastic outdoor space for gardening, play, or simply unwinding after a long day.

This home is just a short stroll from the lake, where you can enjoy fishing, kayaking, or leisurely walks along the water. With nearby golf courses, restaurants, and shopping, you'll have everything you need within reach.

#### Additional Details:

Year Built	2001
Lot Acres	0.49
Lot Dimensions	129x145x134x183
Garage Stalls	3
School District	186
Taxes	\$1,054
Taxes with Assessments	\$1,054
Tax Year	2024

#### Additional Features:

**Basement:** Egress Window(s), Finished, Walkout **Fuel:** Propane **Garage:** 3 **Heat:** Forced Air **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Submersible - 4 Inch, Well **Air Conditioning:** Central Air

#### Driving Directions:

County Rd 11 to Weavers Point Rd, right on Rabbit, home on left



Listed By:  
Positive Realty

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