



MLS 6679780 Lake Home

\$490,000

1,476 sq ft
4 bedrooms
3 baths

35366 Boot Lake Road
Park Rapids MN 56470

Waterfront: Boot Lake (03003000)

Status: Active

Description:

Take a look at this awesome 4 bed, 3 bath home on high water clarity, picturesque, Boot Lake south of Itasca State Park. Home has been well maintained. Amenities include a bath on each level, metal siding, composite decking, an enclosed 3/4 season porch, firepit, covered porch and much more. Property also includes a 30x40 pole barn of which 10x30 has been insulated and heated and been converted to a fish cleaning station and workshop with a 3/4 bath. Home sits on 155 feet of hard bottom gravel/sand lakeshore and a gradual slope to the lake. Property comes furnished as well as a roll in dock. Well is shared with adjoining property that is owned by the same family. Adjoining property is also for sale as MLS#6679982.

Additional Details:

Year Built	2004
Lot Acres	1.7
Lot Dimensions	irr
Garage Stalls	2
School District	309
Taxes	\$2,012
Taxes with Assessments	\$2,012
Tax Year	2024

Additional Features:

Fuel: Electric **Heat:** Baseboard, Fireplace(s)

Driving Directions:

From 34/71 intersection go North on 71 for 14 miles to a left on Boot Lake Drive. Go 5.4 miles to a left on East Boot Lake Road to property on right. Go right at "Y" on shared driveway.



Listed By:
Wolff & Simon Real Estate

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