



MLS 6704478 Residential

**\$329,900**

600 sq ft  
1 bedrooms  
1 baths

25040 Gibbon Drive  
Nevis MN 56467

Status: Active

#### Description:

Discover your dream country retreat with this newly built home in the heart of Nevis, perfectly situated on over 2 acres of beautifully wooded land adorned with mature pine trees. This inviting 1-bedroom, 1-bath residence boasts a range of luxurious amenities, including a washer and dryer, elegant luxury vinyl flooring, warm in-floor heating and a mini split for high efficiency shoulder season heating and cooling, ensuring comfort year-round. The property also features a crushed asphalt driveway, remarkable 30 x 40-foot insulated and steel-finished shop, complete with in-floor heating, catering to all your hobbies or providing extra storage space. Additionally, a charming detached 12 x 20-foot shed offers even more versatility to suit your needs. Positioned just minutes away from the vibrant downtown Nevis, you'll have easy access to the scenic Heartland Trail, the enchanting Paul Bunyan State Forest, exhilarating snowmobile trails, side-by-side trails, and some of the finest fishing lakes in the north country. This is more than just a home; it's an opportunity to embrace a lifestyle filled with outdoor adventure and serenity. Don't miss your chance to own this captivating property in an unparalleled location!

#### Additional Details:

Year Built	2021
Lot Acres	2.46
Lot Dimensions	224x481x224x478
Garage Stalls	4
School District	308
Taxes	\$948
Taxes with Assessments	\$1,158
Tax Year	2024

#### Additional Features:

**Basement:** Slab **Fuel:** Propane **Garage:** 4 **Heat:** Radiant Floor **Sewer:** Septic System Compliant - Yes **Water:** Submersible - 4 Inch **Air Conditioning:** Central Air, Ductless Mini-Split

#### Driving Directions:

From Nevis County 2/Hwy 34 head North on County 2 to Gibbon Dr. Then head South on Gibbon Dr. to property on left.



Listed By:  
Wolff & Simon Real Estate

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