



MLS 6707669 Residential

**\$895,000**

2,520 sq ft  
3 bedrooms  
2 baths

393 West Avenue  
Nevis MN 56467

Status: Active

#### Description:

Welcome to the Belle Taine Bungalows in beautiful Nevis, MN. This mixed use property features an incredible 3 bedroom single family home, oversized 28' x 40' 2 stall garage, 40' x 80' shed, 3 24' x 20' cabins, sauna and outdoor space for gardening and other activities. The 3 bed, 2 bath home is a show stopper. Its unique shed roof with 26' height and high quality finishes throughout makes this truly one of a kind. The tall ceilings make for an incredible open feel and the layout is very functional. The open concept with a large kitchen and island flow seamlessly into the living room and open office setup. Also on the main level is the primary bedroom with walk in closet, bathroom with a tile shower and tub, utility room and laundry. Upstairs in the loft you'll find 2 bedrooms, a bathroom and a sitting room, great for relaxing. The exterior features steel siding, stone and a metal roof for a style that is unmatched. The garage is oversized and features plenty of storage but if that isn't enough the 40' x 80' shed has plenty of extra space. Currently the shed is being rented for additional income if desired. The 3 cabins are known as the Belle Taine Bungalows. They are able to be rented year round and bring in great income for an excellent investment. There is a possibility to add 3 more cabins as well. Many of the renters are return clients that love the efficient layouts and cozy spaces to enjoy all that the Nevis area has to offer including the Heartland Trail which is right up the road to enjoy. The Nevis area is surrounded by incredible lakes, including one of the top recreational lakes in the area, Belle Taine, which has a public access just a little over a mile away. This property sits on nearly 10 acres and truly has a lot to offer. Don't miss out on this great opportunity to own a slice of heaven in Northern Minnesota!

#### Additional Details:

Year Built	2017
Lot Acres	10.2
Lot Dimensions	600x704x615x410x15x302
Garage Stalls	4
School District	308
Taxes	\$3,958
Taxes with Assessments	\$4,234
Tax Year	2025

#### Additional Features:

Heat: Fireplace(s), Radiant Floor  
Listed By:  
Keller Williams Realty Professionals

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