



MLS 6713153 Lake Home

**\$1,375,000**

3,667 sq ft  
3 bedrooms  
3 baths

21005 County Highway 32  
Rochert MN 56578

Waterfront: Cotton

Status: Active

#### Description:

\*\*\*PRICE IMPROVEMENT\*\*\* Sellers are downsizing and motivated! 160 ft. Aluminum dock with composite decking is now included! One acre backlot with a 2,000 Sq.Ft. steel utility storage building, lift, and many indoor and outdoor furnishings are negotiable with the purchase of this home. Grab your family and friends and enjoy lake life on Cotton Lake! This home has so much to offer both inside and out it is impossible to list it all so this is a must see! An expansive renovation in 2007 included a primary bedroom complete with walk in shower and walk in closet. The kitchen was expanded and updated with beautiful granite counter tops , an extra large center island and custom cabinets offering plenty of storage. They added an attached garage and living room making 3 spacious living rooms all with fire places and amazing views of the lake. Head outside and find a spot to relax on one of the 3 expansive decks or pull up a chair and lounge on the patio by the lake. That's not all! 100ft. of pristine sandy shoreline and an abundance of green grass in between gives all your guests plenty of space to spread out. All that and a new roof in 2024 leaves you with very little to do so kick back and relax.

#### Additional Details:

Year Built	1994
Lot Acres	0.6
Lot Dimensions	94.6x208x100x61.16x202.99
Garage Stalls	2
School District	23
Taxes	\$5,872
Taxes with Assessments	\$5,872
Tax Year	2024

#### Additional Features:

**Basement:** Egress Window(s), Finished, Concrete, Storage Space, Walkout **Fuel:** Electric, Natural Gas, Wood **Garage:** 2 **Heat:** Dual, Forced Air, Fireplace(s) **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Well **Air Conditioning:** Central Air

#### Driving Directions:

From Detroit Lakes go E on highway 34, turn left on Co Hwy 29, left on Co Hwy 32, home is on the right.



Listed By:  
Jack Chivers Realty

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