



MLS 6714546 Lake Home

**\$310,000**

624 sq ft  
3 bedrooms  
1 baths

22175 Grand Pines Trail  
Nevis MN 56467

Waterfront: Spider Lake (29011700)

Status: Active

#### Description:

Welcome to your dream lakefront getaway on 1.6 acre lot! This inviting home features 3 spacious bedrooms, including two with built-in dressers and vanities, adding both charm and convenience. With the option to come fully furnished, it's move-in ready—perfect as a year-round residence, a weekend escape, or a savvy investment property. Step outside to take in the gorgeous lake views, with little to no slope from the home to the water's edge, making access a breeze. The home sits on a well-protected bay, and the included steel dock never needs to be removed—just one more perk of this low-maintenance paradise. Enjoy great pan fishing right out your door, gather around the firepit on cool evenings, and store all your outdoor gear and lake toys in the spacious shed. Recent upgrades include a newer well and septic system, ensuring comfort and reliability for years to come. Located just minutes from quaint downtown Nevis, you'll love exploring the local ice cream shop, charming restaurant, and general store—everything you need for that perfect small-town experience. Don't miss your chance to own this slice of lakeside heaven!

#### Additional Details:

Year Built	1982
Lot Acres	1.6
Lot Dimensions	150x452x187x444
School District	308
Taxes	\$1,438
Taxes with Assessments	\$1,438
Tax Year	2024

#### Additional Features:

**Basement:** Crawl Space **Fuel:** Electric **Heat:** Baseboard **Sewer:** Mound Septic, Private Sewer, Septic System Compliant - Yes **Water:** Private, Well **Air Conditioning:** Window Unit(s)

#### Driving Directions:

In Nevis follow county 2 north to a left on county 40 to a right on Grand Pines Drive, take a right on Grand Pines Trail.



Listed By:  
Real Broker, LLC

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