



MLS 6715099 Lake Home

\$424,900

2,105 sq ft 3 bedrooms 2 baths

1274 State 371 Backus MN 56435

Waterfront: Boot

Status: Active

## **Description:**

Enjoy lakeside living on 8.38 acres with 725 ft of sandy shoreline on Boot Lake—no public access. This well-built 2013 home features 3 bedrooms, 2 baths, vaulted ceilings, walk-in closet, main floor laundry, living and family rooms, and a kitchen with breakfast bar and pantry. Outside you'll find a 28x30 heated 2-car attached garage with sink, a 40x60 pole barn with electric and water line run (not yet connected), plus a screened porch, deck, patio, and ramp for easy access. A rare mix of privacy, functionality, and waterfront living.

## **Additional Details:**

Year Built 2013 Lot Acres 8.38

Lot Dimensions 8.38 acres

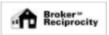
Garage Stalls 6
School District 2174
Taxes \$1,702
Taxes with Assessments \$1,768
Tax Year 2025

## **Additional Features:**

**Basement:** Egress Window(s), Finished, Full, Walkout **Fuel:** Propane, Solar **Garage:** 6 **Heat:** Forced Air, Heat Pump **Sewer:** Septic System Compliant - Yes **Water:** Submersible - 4 Inch **Air Conditioning:** Central Air

## **Driving Directions:**

From Pine River, North on Hwy 371 4.5 miles to property on right



Listed By: Gallery of Homes

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