



MLS 6719502 Lake Home

\$374,900

1,632 sq ft
2 bedrooms
2 baths

35700 Angle Lane
Park Rapids MN 56470

Waterfront: Boot Lake (03003000)

Status: Pending

Description:

Beautiful year-round lake property on one of the most desirable lakes in the north country. Boot Lake with great clarity and depth is known for its decent walleye populations and many other great species for tremendous fishing potential. Features plenty of privacy and 153 feet of shoreline. This turn-key cabin has a large 28 x 36 tuck under garage with F/A-C/A that feeds the garage and upstairs living quarters, vaulted ceilings and a great layout with a bedroom and bath on both levels with lots of space for entertaining and just relaxing. The upstairs deck provides great views of the lake and wonderful sunsets to end the day. There is a drive through 30 x 45 pole building with electricity, newly poured cement patio and an 8 x 15 storage shed with plenty of storage at the water's edge. So many possibilities with this great 2-acre property with room to expand, make it your serene get away or a year-round sanctuary.

Additional Details:

Year Built	2004
Lot Acres	1.96
Lot Dimensions	153x397x251x463
Garage Stalls	2
School District	309
Taxes	\$1,580
Taxes with Assessments	\$1,639
Tax Year	2025

Additional Features:

Fuel: Electric, Propane **Heat:** Baseboard, Forced Air

Driving Directions:

From 34/71 in Park Rapids, go North on 71 for approx 14 miles to County 42, turn left (West) for approx 6 miles to East Boot Lake Road, then left a short distance to "Spruce Grove" on the right and stay left a short distance to "Spruce Grove" then right and stay left of the T to #35700.



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