



MLS 6720784 Residential

\$349,900

1,684 sq ft
3 bedrooms
2 baths

30703 Lakeview Drive
Breezy Point MN 56472

Status: Active

Description:

Pelican Lake Living, without the taxes – Hear the Loons, See the Lake, Love the Lifestyle!

From the back porch, listen to the call of loons echoing through the trees. From the front, enjoy tranquil views of the renowned Pelican Lake—known for its excellent walleye fishing. This 3-bedroom, 2-bathroom home has everything you need to settle in and start enjoying lake country life.

Inside, you'll find 1-level living with a spacious layout, main floor laundry, an updated kitchen, new flooring, and many recent upgrades. The 4-season porch, surrounded by windows, is the perfect place to relax in any weather. A heated and insulated attached garage adds convenience and comfort year-round.

Set on just under an acre, this property also includes two additional lots, offering space for extra parking, a future shed, shop, or guesthouse.

Location is everything—just two blocks from Pelican Lake access, minutes to multiple golf courses, fine dining, and live entertainment. Whether you're after a relaxing escape or a fun-filled lifestyle, this home delivers. New roof installed recently.

Additional Details:

Year Built	1995
Lot Acres	0.93
Lot Dimensions	100x150
Garage Stalls	2
School District	181
Taxes	\$1,856
Taxes with Assessments	\$1,856
Tax Year	2024

Additional Features:

Electrical: Natural Gas **Garage:** 2 **Heat:** Forced Air, Fireplace **Heating:** Natural Gas **Sewer/Connected:** Sewer/Connected **Water:** Well **Air Conditioning:** None
Listed By: Coldwell Banker Realty

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