



MLS 6728434 Residential Income

**\$618,000**

#### Description:

Imagine waking up to serene lake views and the promise of outdoor adventures. This West-End of Madsen Grove Resort building entails 2 units with a shared wall totaling 4 beds / 2 baths / 2 kitchens. Step outside to discover a world of recreation from the expansive lakeside paver patio. Whether you're an investor, avid angler, water sports enthusiast, or simply love to bask in the tranquility of lake views, this property offers it all. Each unit comes with a dedicated boat slip and 2 unassigned parking spaces. End each day with breathtaking sunsets over the water, or a boat ride to Sunlite bar & grill just across the lake.

**Unit 1:** The larger of the two - Currently set up as a active vacation rental - providing immediate income - featuring 2 bedrooms, 1 bathroom with laundry closet and custom tile shower, eat-in kitchen, entrance with bench and storage, and a large living room.

**Unit 2:** Owner occupied - smaller of the two units with high end finishes. Features 2 beds, 1 bath with custom tile shower, electric floor heat, quartz vanity, and custom stone backsplash. The gourmet kitchen is a chef's dream, boasting high-end stainless steel appliances, sleek cabinetry, and a stylish stone-faced / Cambria-quartz island with comfortable seating. Natural light floods the space through large windows, while the stone accent wall adds a touch of rustic charm.

Units were completely renovated in 2016-2017 - Including but not limited to - New wiring, plumbing, insulated septic lines, electrical, spray foam insulation, led fixtures, custom cabinetry, quartz / laminate counters, energy star stainless appliances, speed queen washer/dryers, tile, carpet, and vinyl plank flooring. Steel roofing and siding in 2015. Shared holding tanks pumped by 3rd party through HOA.

#### Additional Details:

Year Built	1963
Lot Acres	1.49
Lot Dimensions	Irregular
School District	22
Taxes	\$2,048
Taxes with Assessments	\$2,048

1 Listed By: 2024  
The Real Estate Company of Detroit Lakes

#### Additional Features:

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (rm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.

#### Driving Directions:

County hwy 21 North to Little Floyd Lake Rd - Turn right and drive down to Madsen Grove Resort on the left side of the road.



**Call Affinity Real Estate**

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**Sewer:** Holding



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