



MLS 6735649 Lake Home

**\$375,000**

1,040 sq ft  
2 bedrooms  
2 baths

2549 Blackwater Road  
Longville MN 56655

Waterfront: Island Lake (11025700)

Status: Active

#### Description:

Island Lake – Follow the canopied drive on Blackwater Road NW to this private 2.3 acre oasis. Just 4 years old, this maintenance free year round 2 BR /  $\frac{3}{4}$  BA /  $\frac{1}{2}$  BA is nestled in a private setting with no neighbors in sight! Boasting 750'(+/-) natural shoreline, you'll be impressed with the permanent dock that is engineered to be adjusted per water levels. The home's interior is a tasteful blend of rustic / industrial. An impressive "live edge" island in the kitchen w/ hickory cabinets complements the open concept living room with quality plank flooring throughout. The primary bedroom features a walk-in closet and  $\frac{3}{4}$  bath. A "jack and jill" half bath connects to the second bedroom. A quality mechanical room houses the furnace/central air, water softener and water heater. You'll be amazed at the 1,040 square foot pole building w/ matching exterior. Navigate the bay out into Island Lake to some of the area's best sport fishing. There are two sandbars where you can anchor your boat with excellent swimming / sun worshipping. This property is in impeccable condition and meant to be used year round.

#### Additional Details:

Year Built	2021
Lot Acres	2.34
Lot Dimensions	754x478x519
Garage Stalls	4
School District	118
Taxes	\$1,288
Taxes with Assessments	\$1,354
Tax Year	2025

#### Additional Features:

**Basement:** None **Fuel:** Propane **Garage:** 4 **Heat:** Forced Air **Sewer:** Mound Septic, Septic System Compliant - Yes **Water:** Drilled **Air Conditioning:** Central Air

#### Driving Directions:

15.75 MILES N. OF PINE RIVER ON #84 OR 9 MILES S. OF LONGVILLE ON #84 TO BLACKWATER ROAD NW THEN NORTH .4 MILE TO #2549 ON LEFT.



Listed By:  
Heartland Real Estate

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



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470