



MLS 6735678 Lake Home

\$585,000

942 sq ft 2 bedrooms 2 baths

36310 Augustana Drive Battle Lake MN 56515

Waterfront: Otter Tail

Status: Active

## **Description:**

Otter Tail Lake-This is the place! Original lake cabin on a gorgeous level lot, cuddled in love and warmth by the same family for over 60 years features a spacious and bright lakeside great room, well equipped eat-in kitchen, large lakeside patio for easy indoor-outdoor living, sheltered side patio for grilling, plenty of green space for yard games and gatherings and an almost perfect sand bottom, shallow swimming area! Extras include oversized shed with ½ bath, workshop and storage for lawn equipment and water toys. Plus, most furnishings, playset, firepit, picnic tables and dock included! All in a prime location on tar road and see Zorbaz, Corner Store and Beach Bums from the end of the dock. Start making your lake memories here!

## Additional Details:

Year Built 1970 Lot Acres 0.35 Lot Dimensions 60 x 258 School District 542 Taxes \$3,280 Taxes with Assessments \$3.280 Tax Year 2024

## **Additional Features:**

Basement: None Fuel: Electric Heat: Baseboard Sewer: Septic System Compliant - Yes, Tank with Drainage Field Water: Private, Well Air Conditioning: Wall Unit(s)

## **Driving Directions:**

From Battle Lake: N on 78 to L on to Ottertail Rd (72) about 3 miles turn R onto Augusta Drive, property on Right.



Listed By: Coldwell Banker Crown Realtors

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