



MLS 6737189 Lake Home

\$215,000

912 sq ft
2 bedrooms
1 baths

34243 County Highway 46
Park Rapids MN 56470

Waterfront: Boot Lake (03003000)

Status: Active

Description:

The Norway cabin comes fully furnished, surrounded by tall Norway trees with a view of the beach from a large porch. Own this lake place on Boot Lake, near Itasca State Park, and a 1/14 share in Evergreen Bay Resort Boot Lake LLC with 66 acres, 836 feet of pristine shoreline, and a natural sand beach. Enjoy the sandy beach with a gentle slope, perfect for all ages, and gather around a campfire by the lake to hear the loons. Lots of dock space and a designated dock slip. The 66 acres include private wooded trails for hiking, biking, skiing, and ATV riding. Fiber optic internet and a private modem/Wi-Fi router. Association fees cover taxes, insurance, internet, maintenance of common grounds, moving docks and lifts in and out, and more. Enjoy lake life with most of the upkeep already taken care of. Boot Lake is famous for its clear water, with a Secchi Disk reading of 19-27, ranking it among Minnesota's clearest lakes. It has 6.78 miles of shoreline, a maximum depth of 109 feet, supports diverse game fish, and is managed by the DNR for large walleye. Association-owned fish cleaning house/tool shed available to owners. Centrally Located: Two Inlets: 4.5 miles • Itasca State Park: 16 miles • Park Rapids: 19 miles • Detroit Lakes: 39 miles • Fargo/Moorhead: 83 miles • Minneapolis: 211 miles

Additional Details:

Year Built	1994
Lot Acres	65.84
Lot Dimensions	1290x2194
School District	309
Taxes	\$559
Taxes with Assessments	\$559
Tax Year	2025

Additional Features:

Fuel: Propane **Heat:** Forced Air

Driving Directions:

Head east on 1st St W/Lake Country Scenic Bywy toward Park Ave S

Turn left after McDonald's (on the right), Continue to follow US-71 N/Lake Country Scenic Bywy 11.2 mi

Turn right onto Co Hwy 46 1.9 mi
Continue onto Co Hwy 46 4.9 mi

Subject to Brokerage Withdrawal.

Continue onto County Rd 46



Call Affinity Real Estate

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