



MLS 6737449 Lake Home

\$1,150,000

3,912 sq ft 4 bedrooms 3 baths

53245 Sunrise Lane Park Rapids MN 56470

Waterfront: Boot Lake (03003000)

Status: Pending

## **Description:**

Boot Lake – This stunning 4-bedroom, 3-bath half-log sided home sits on 1.6 private acres with 162 feet of level, sandy shoreline on crystal-clear Boot Lake. Built in 2006, the home features cherry cabinetry and trim, a dramatic great room with a floor-to-ceiling stone, two-sided fireplace, and large windows that capture breathtaking sunrises. The spacious main-floor primary suite shares the two-sided fireplace and offers a large sitting area, walk-in closet, and a luxurious bathroom with a Jacuzzi tub. The octagon-shaped sunroom/library provides beautiful lake views and is filled with natural light—an ideal space to relax or read.

Additional highlights include a bonus room upstairs with two more bedrooms, an attached garage, and a 40x30 oversized detached garage with an upper level framed for future living space. Boot Lake, with a maximum depth of 110 feet, is known for its exceptional water clarity—ideal for fishing, swimming, and boating. Located less than 1.5 hours from the Fargo-Moorhead area and approximately 3.5 hours from Minneapolis, this home is perfect as either a peaceful vacation retreat or a comfortable year-round home.

## **Additional Details:**

Year Built 2006 Lot Acres 1.64

Lot Dimensions 162.59x irregular

Garage Stalls 4
School District 309
Taxes \$5,106
Taxes with Assessments \$5,106
Tax Year 2024

## **Additional Features:**

Fuel: Electric, Propane Heat: Dual, Forced Air, Fireplace(s), Radiant Floor

## **Driving Directions:**

From Park Rapids, take Hwy 71 North for about 10 miles. Turn left onto County 44 and go west about 6 miles. Turn right onto Becker County 46 and continue north for about 2 miles. Turn right onto Sunrest County 46 and continue north for about 2 miles. Turn right onto Sunrest County 46 and continue north for about 2 miles. Turn right onto Sunrest County 46 and continue north for about 2 miles. Turn right onto Sunrest County 46 and continue north for about 2 miles. Turn right onto Becker

Broker Listed By: eXp Realty

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