# Affinity REAL ESTATE INC

## MLS 6747523 Lake Home

## $350,000

780 sq ft
2 bedrooms
1 baths

34463 Green Valley Road
Mentor MN 56736

Waterfront: Perch Lake

Status: Active

### Description:

Seasonal Cabin on 5 Acres – 34463 Green Valley Rd SE, Mentor, MN 56736 Looking for a peaceful escape. This charming seasonal-use cabin sits on 5 private acres just outside of Mentor, MN—ideal for weekend getaways, summer stays, or a hunting retreat. Just minutes from Maple Lake, this property offers the perfect mix of rustic comfort and outdoor freedom. Cabin Features: • 2 Bedrooms | 1 Bathroom (seasonal use) • Open-concept living area with plenty of natural light • Functional kitchen with essential appliances • Rustic interior with cozy, up-north charm • Electricity, private well, and septic system (seasonal) Land Highlights: • 5 acres of wooded and partially open land • Fire pit area and outdoor space for entertaining or relaxing • Wildlife, privacy, and quiet surroundings • Room to expand or build additional structures • Great for ATV use, snowmobiling, or hunting Location Perks: • Minutes from public access at Maple Lake • Mentor, Fertile, Crookston, and Grand Forks • Quiet rural road with easy access to town

### Additional Details:

| | |
|---|---|
| Year Built | 2014 |
| Lot Acres | 4.18 |
| Lot Dimensions | Irreg |
| School District | 599 |
| Taxes | $2,186 |
| Taxes with Assessments | $2,446 |
| Tax Year | 2024 |

### Additional Features:

**Basement:** None **Fuel:** Other **Heat:** Space Heater **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Sand Point, Well **Air Conditioning:** Whole House Fan, Window Unit(s)

### Driving Directions:

Maple Inn Rd to 12 to Green Valley Rd SE

**Call Affinity Real Estate**

**218-237-3333**

info@affinityrealestate.com

MLS  REALTOR  EQUAL HOUSING OPPORTUNITY

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