



MLS 6761364 Lake Home

\$945,000

1,918 sq ft
2 bedrooms
3 baths

3110 Van Avenue
Alexandria MN 56308

Waterfront: Le Homme Dieu

Status: Coming Soon

Description:

If I have heard it once I have heard it a hundred times... "One day I am going to live on Government Point in the Van Oaks HOA!" Well, here is your opportunity that comes up oh-so-seldom on gorgeous Lake Le Homme Dieu near the end of Government Pt! Let me tell you why this HOA is so desirable... When this 4+ acre piece of land with mature Oaks and 355' of lakeshore was developed, dozens of homes could have been built here. Instead, only five twinhomes (ten units) enjoy the panoramic views from the strategically planned half-moon layout, with this being the end unit to boot!

The location, setting and views sell itself here but enter the home and you will see how this unit rises to the top. Absolutely breathtaking views are enjoyed from nearly every inch of this one-level residence that has been maintained and updated to the standard of even the most meticulous. Too many updates to list but here a few that you will appreciate from the last couple of years: All new timeless flooring, gorgeous stone fireplace, Anderson windows, kitchen countertops, walk-in tile shower, powered window treatments, trim work, HVAC and so much more.

If you thought you would have to spend \$1.5 million + to find an updated home with a level lot on the chain-of-lakes, come take a look at this place. You will not be disappointed!

Additional Details:

Year Built	1985
Lot Acres	0.06
Lot Dimensions	40x74
Garage Stalls	2
School District	206
Taxes	\$9,384
Taxes with Assessments	\$9,384
Tax Year	2025

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air

Driving Directions:

From the north, turn right on Golf Course Rd. Turn right on S Le Homme Dieu Dr. Turn left on Boys Ave into Van Oaks HOA. This is the end unit on the far West.

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