



MLS 6762871 Lake Home

\$295,000

320 sq ft 1 bedrooms 1 baths

34654 Big McDonald Ln #1 Dent MN 56528

Waterfront: Big McDonald

Status: Pending

## **Description:**

BRAND NEW CIC ON BIG MCDONALD LAKE! Fully furnished and ready to enjoy, this seasonal cabin offers year-round potential within the Big Mac Lake Life CIC.

Unlike typical CICs, each unit includes its own privately owned 50 ft of hard-sand lake frontage, giving you private access to one of Minnesota's cleanest spring-fed lakes with 25+ ft water clarity. The cabin sits on level ground just steps from the water with sweeping lake views and includes a 20x30 backlot garage, perfect for storage or future finished space.

The development is designed for efficiency and flexibility, featuring a custom septic system with drain field and a commercial-grade water system, keeping HOA dues low while allowing seamless conversion to year-round living. Unit 1 currently offers 1 Bed but is compliant for up to 3 Beds, making it versatile for remodeling, additions, or new construction.

Short-term rentals are allowed and encouraged, supported by an HOA-managed rental website in development and an established customer base from the former Big McDonald Resort. HOA dues cover septic, well, lawn care, snow removal, and dock installation.

Community amenities include a sand-pit volleyball court, pickleball and basketball court, playground, private boat slip, and use of a scenic 9-acre shared nature trail. Whether you're seeking a personal retreat or an investment property with strong rental appeal, this unique CIC offers an unmatched opportunity on Big McDonald Lake.

## **Additional Details:**

Year Built 1983 0.17 Lot Acres

50x100 | 26x84 Lot Dimensions

Garage Stalls 1 School District 549 Taxes \$925 Taxes with Assessments \$954 2024



Listed By: Jack Chivers Realty

Fuel: Electric, Natural Gas Heat: Space Heater
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