



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
Lot Acres	0.17
Lot Dimensions	50x100   26x84
Garage Stalls	1
School District	549
Taxes	\$925
Taxes with Assessments	\$954
Tax Year	2024

Listed By:  
Jack Chivers Realty

Fuel: Electric, Natural Gas Heat: Space Heater

Driving Directions:  
Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are From McDonal Road West on Co Hwy 24 for 7 Miles, then turn right onto Co Hwy 35. Continue for 0.5 miles, then turn left onto North Big McDonald Dr. At the end of the road, turn right onto Big McDonald Ln & your destination will be on the left after 0.4 miles.



Call Affinity Real Estate

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