



MLS 6768367 Residential

**\$329,000**

1,952 sq ft  
2 bedrooms  
2 baths

20535 Ward Avenue  
Brainerd MN 56401

Status: Hold

**Description:**

Offering access to GULL LAKE, this well-maintained and updated 2 bedroom, 2 bath home is move-in ready. Nicely private double lot with level yard rimmed with mature pines and oaks. Kitchen features oak cabinetry, new hard-surface countertops plus pantry, 2 closets, newer appliances and informal dining with front-yard views. The 2 bathrooms have been recently updated with new vanities and flooring, plus have linen closets that provide ample storage. Dining room and living room combination easily accommodates larger gatherings. The lower level features the family game room plus a spacious 16x13 bedroom with adjoining bath. For those that love the outdoors, you'll enjoy the 8x13 screened porch for relaxing and listening to the sounds of nature. Porch leads to the new grill deck. Large utility and laundry room has a new washer and dryer, utility sink, lots of additional storage, and the convenience of direct access to the garage. Attached insulated double garage with natural gas heater and window A/C. Asphalt main driveway plus a second additional driveway that will accommodate parking for recreational vehicles, travel trailers, guest parking, or add your own storage building. Recently installed gutters with leaf guards. New drilled well in 2018. Septic is compliant. Exclusive Association access offers use of the main beach area on Gull Lake, access on Round Lake, the lakeside park with picnic tables and recreational/playground equipment, along with the use of the Outlots. Whether you enjoy walking, riding your bike, snowmobiling, kayaking, spending a day at the beach or watching the amazing sunsets across Gull Lake, it's all here in Cinosam, one of the most sought-after communities in the Brainerd Lakes area.

**Additional Details:**

Year Built	1984
Lot Acres	0.54
Lot Dimensions	175x134
Garage Stalls	2
School District	896
Taxes	\$1,335
Taxes with Assessments	\$1,360
Tax Year	2025

**Additional Features:**

**Basement:** Finished **Fuel:** Array **Garage:** 2 **Heat:** Baseboard **Sewer:** Private Sewer, Septic System Compliant - Yes **Water:** Drilled Air

Call Affinity Real Estate  
218-237-3333  
info@affinityrealestate.com

Broker Reciprocity  
Edina Realty, Inc.



Call Affinity Real Estate  
218-237-3333  
info@affinityrealestate.com



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