



MLS 6768367 Lake Home

\$339,000

1,952 sq ft
2 bedrooms
2 baths

20535 Ward Avenue
Brainerd MN 56401

Waterfront: Gull

Status: Active

Description:

Well-maintained and updated 2 bedroom, 2 bath home in one of the most sought-after communities in the Brainerd Lakes area which offers access to Gull Lake and Round Lake. 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 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. For those that love the outdoors, you'll enjoy the 8x13 screened porch for relaxing and listening to the sounds of nature and leads to the grill deck. The lower level features a spacious 16x13 bedroom with adjoining bath and family game room. Large utility and laundry room provides washer and dryer, utility sink, lots of additional storage, and allows direct access to the garage. Attached insulated double garage has a natural gas heater. Asphalt main driveway plus a second additional driveway that will accommodate parking for recreational vehicles, travel trailers or guest parking. Recently installed gutters with leaf guards. Exclusive Association access allows 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, spending a day at the beach or watching the amazing sunsets across Gull Lake, it's all here in Cinosam.

Additional Details:

Year Built	1984
Lot Acres	0.54
Lot Dimensions	175x134
Garage Stalls	2
School District	181
Taxes	\$1,335
Taxes with Assessments	\$1,360
Tax Year	2025

Additional Features:

Basement: Finished **Fuel:** Electric, Natural Gas **Garage:** 2 **Heat:** Baseboard **Sewer:** Private Sewer, Septic System Compliant - Yes **Water:** Drilled **Air Conditioning:** Window Unit(s)



Listed By:

Edina Realty, Inc.

On Hwy 371 to left onto Cinosam Road, to left on 1st Avenue, Property is on the right.

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