



MLS 6772451 Lake Home

**\$399,500**

1,728 sq ft  
3 bedrooms  
2 baths

40566 Pequot Drive  
Browerville MN 56438

Waterfront: Fawn

Status: Active

#### Description:

Lakefront Living on Fawn Lake – Turn-Key Home in Sylvan Shores. Discover 75 feet of beautiful east-facing shoreline on the serene and scenic Fawn Lake, nestled in the desirable Sylvan Shores community near Browerville. Located just 1 hour from St. Cloud and 30 minutes from Baxter, this hidden gem offers the perfect mix of peaceful seclusion and convenient access. This move-in ready, 3-bedroom, 2-bathroom home has been thoughtfully updated inside and out, offering a clean, modern, and low-maintenance living experience. The open-concept kitchen, dining, and living area boasts stunning lake views, ideal for both everyday living and entertaining. Enjoy the new appliances (included with the home), spacious bedrooms, and a comfortable layout that maximizes natural light and outdoor beauty. The mature trees surrounding the property provide privacy and a rich habitat for local wildlife, enhancing the tranquil atmosphere. As a resident of Sylvan Shores, you'll have exclusive access to a wide range of amenities, including: Swimming Pool, Tennis, Basketball & Volleyball Courts, Playground & Beach, Paddle Boats Clubhouse with Pool Table & Entertainment Areas. Whether you're looking for a full-time residence, a weekend retreat, or a lakefront investment, this property offers an unbeatable combination of nature, comfort, and community.

Don't miss this opportunity to own a slice of lakeside paradise!

#### Additional Details:

|                        |         |
|------------------------|---------|
| Year Built             | 1980    |
| Lot Acres              | 0.36    |
| Lot Dimensions         | 75x205  |
| Garage Stalls          | 1       |
| School District        | 2170    |
| Taxes                  | \$2,380 |
| Taxes with Assessments | \$2,434 |
| Tax Year               | 2025    |

#### Additional Features:

**Fuel:** Electric, Propane **Heat:** Baseboard, Boiler, Heat Pump

#### Driving Directions:

South of Motley on Hwy 10 7.9 miles to right on County #7 4.7 miles to left on Pequot Drive to home on



Listed By:  
Central MN Realty LLC

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