



MLS 6785299 Lake Home

\$440,000

1,700 sq ft 3 bedrooms 2 baths

39612 County Highway 1 Richville MN 56576

Waterfront: Otter Tail

Status: Active

## **Description:**

Discover your lakeside dream on 60 feet of prime Ottertail Lake frontage. This unique two-story property offers the perfect canvas for your vision—whether you want to fully renovate and create a custom retreat or simply give it a fresh, modern look.

This year round home features 3 bedrooms, 2 full bathrooms, and a versatile den that's perfect for a home office, extra sleeping space, or a cozy reading nook. The level lot is easy to maintain and provides a seamless transition to the water's edge, making it ideal for lakeside activities. A two-stall detached garage provides ample storage for vehicles, water toys, and equipment.

This is a rare opportunity to own a slice of paradise on Ottertail Lake and transform it into the perfect getaway for years to come.

## Additional Details:

Year Built 1971 Lot Acres 0.24 Lot Dimensions 60x300 Garage Stalls 2 School District 549 Taxes \$3,808 Taxes with Assessments \$3,808 Tax Year 2025

## **Additional Features:**

Basement: None Fuel: Natural Gas Garage: 2 Heat: Forced Air Sewer: Shared Septic Water: Well Air Conditioning: Window Unit(s)

## **Driving Directions:**

From Ottertail and Highway 78 go 4.2 miles west down Hwy 1. Property will be on south side at 39612.



Listed By: Real Broker, LLC

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