



MLS 6806041 Lake Home

\$1,299,000

1,200 sq ft 2 bedrooms 1 baths

25522 Roy Lane Nisswa MN 56468

Waterfront: Roy

Status: Active

Description:

DOUBLE LOT, APPROX 157ft SHORELINE FRONTAGE, GRADUAL ELEVATION, 2 GARAGES, NEW SEPTIC, QUIET DEAD END ROAD - This charming Roy Lake property offers a wonderful opportunity to enjoy life on the Gull Lake Chain. The main 2BR/1BA cabin has a fresh, updated look with new flooring, new appliances, a new roof, and new siding. The cabin includes an unfinished basement just waiting for your finishing touches. The porch has also been rescreened and is the perfect spot to relax and take in the lake views. The property has also been beautifully landscaped with an in-ground sprinkler system and a new fire pit patio — perfect for evenings by the water. A new septic system was installed in 2023, giving you peace of mind for years to come. The additional 1BR/1BA guest cabin provides extra space for family and friends, and two detached garages offer plenty of storage for vehicles, boats, and lake toys. With approximately 157 feet of shoreline, very gradual elevation, and nearly an acre of land, this property combines comfort, privacy, and potential. Whether you're looking for a ready-to-enjoy lake getaway or the perfect site to build your dream home, this one has it all. Located near the end of a quiet dead-end road, you'll enjoy a private setting just minutes from everything Nisswa has to offer. Cabin being sold fully furnished minus a few personal things. Dock is included in the sale.

Additional Details:

Year Built 1970 Lot Acres 0.87

Lot Dimensions 157x225x150x233

 Garage Stalls
 4

 School District
 181

 Taxes
 \$7,720

 Taxes with Assessments
 \$7,720

 Tax Year
 2025

Additional Features:

Basement: Block, Sump Pump, Unfinished Fuel: Natural Gas Garage: 4 Heat: Baseboard, Boiler, Fireplace(s), Hot Water Sewer: Septic System Compliant - Yes Water: Well Air Conditioning: Wall Unit(s)

Driving Directions:

N on MN 371 to left Upper Roy Lake Rd, left onto Roy Lane, propert

Broker Listed By:

Bridge Realty, LLC

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