



**Affinity**  
REAL ESTATE INC

MLS 7022555 Residential

**\$574,900**

2,541 sq ft  
4 bedrooms  
3 baths

31208 County Road 10  
Ashby MN 56309

Status: Active

**Description:**

Lakeside "Shouse" Living on Pelican Lake! This lake property has been thoughtfully designed using many reclaimed metal and wood sources and has a truly unique "rustic meets new" lake vibe. It would make a great Bed & Breakfast set up! Many items, including Dock/Lift, Pontoon Boat, and most of the home's furnishings. This year-round, unique custom-built 4-bedroom, 3-bath Shouse (shop + house) offers the best of both worlds—modern lake home comfort with a spacious, heated workshop all under one roof. Enjoy 156 feet of shoreline perfect for fishing, boating, and year-round fun on beautiful Pelican Lake. Nature abounds all around...enjoy the Goose Preserve across the street! Inside the home, you'll find rustic charm meets thoughtful design with reclaimed wood accents, hickory cabinetry, a cozy fireplace, and in-floor heat in the primary suite. Additional features include an air source heat pump, forced air heating, fiber optic internet, a custom water treatment system, and a hot tub on the lake view patio. Upstairs, the 4th BR has a customized Murphy Bed built in for flexibility with this space. The bonus room acts as a great upstairs recreation room. The oversized (25.7 x 28) attached garage includes a large, heated shop area—perfect for projects, hobbies, or storing all your lake gear. Outdoors, relax on the patio and deck area or gather around the burn pit to take in peaceful lakeside evenings. The raised garden containers on the South side of the yard also stay! There is a separate RV/Camper connection with electric, water, and a dump station just south of the home. Assumable FHA mortgage at 2.25% if the buyer is interested in getting qualified for it and enjoying that low interest rate! All this just minutes from golf, wineries, Ashby Brewery, dining, and scenic bike and ski trails—plus quick access to I-94 for easy travel.

**Additional Details:**

Year Built	2018
Lot Acres	1.158
Lot Dimensions	190 x 241 x 156 x 329
Garage Stalls	3
School District	1198
Taxes	\$4,764
Taxes with Assessments	\$4,764
Tax Year	2025

**Additional Features:**



Garage: 3 Heat: Forced Air Sewer: Private Water: 1/2 Inch Submersible Air Conditioning: Central Air  
Listed By:  
Legacy Home Group MN LLC

I-94 West to County Road 78, North approx 2 miles to a Right on Grant County, State 10. Continue about 1/4 mile to home on right.  
No sign on property  
Us to display other broker's listings on our website. All properties are  
subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

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