



MLS 7035370 Residential

\$975,000

3,812 sq ft
4 bedrooms
3 baths

35365 Boot Lake Road
Park Rapids MN 56470

Status: Active

Description:

Beautiful setting, architecturally designed, outstanding 4-bed, 3-bath home on high water clarity Boot Lake. Located just south of Itasca State Park, has been only 1 owner and being sold only due to relocation. Amenities of this home are many and a partial list includes a gourmet kitchen, maple cabinets with quartz countertops, formal dining room, rustic maple flooring, covered front porch, 2 gas fireplaces, family room with bar, geothermal heating and cooling, hot tub, 3 car insulate heated garage, brick accents, a 50 foot floating dock and more. Home sits of 6.1 acres with 162 foot of hard bottom sand/gravel shoreline with a gradual slope. Boot Lake has 100+ foot of depth and water clarity is second to none. Shared well with neighboring property owned by same family which is also for sale as MLS# 7036567. Schedule your appointment to see this wonderful property today. Seller would like pre-approval letter or letter of qualification with all offers.

Additional Details:

Year Built	2007
Lot Acres	6.1
Lot Dimensions	irregular
Garage Stalls	3
School District	1384
Taxes	\$4,482
Taxes with Assessments	\$4,481
Tax Year	2025

Additional Features:

Fuel: Array **Heat:** Forced Air, Fireplace(s), Geothermal

Driving Directions:

From Park Rapids go North on Hwy. 71 for 14 miles to a left on Boot Lake Dr. Go 5.4 miles to a left on East Boot Lake Road to property on right. Go left at Y in driveway.



Listed By:
Wolff & Simon Real Estate

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing 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

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470