



MLS 7043119 Residential

\$71,900

552 sq ft
3 bedrooms
1 baths

3720 County Road 40
Garfield MN 56332

Status: Active

Description:

Like-New 2023 Park Model – Affordable Living with High-End Finishes! Experience the perfect blend of comfort and efficiency in this 2023 Highland Manufacturing park model, lightly occupied and loaded with upgrades. Offering 552 sq ft of thoughtfully designed living space, this tiny home features one main-floor bedroom, plus two versatile lofted sleeping areas—ideal for guests or additional storage. Step inside and be greeted by quality craftsmanship, including hardwood Hickory kitchen cabinets with brushed nickel hardware, stainless steel appliances (some never used!), and an inviting electric fireplace that adds warmth and charm. Main-floor laundry hook-ups, along with lots of storage areas and modern finishes throughout, elevate the space beyond the typical mobile home. Located in a well-maintained mobile home park, the monthly lot rent of just \$450 includes city water, city sewer, and garbage service, making your monthly expenses more straightforward. Pet lovers are welcome! Dogs weighing under 40 pounds are permitted with approval (please inquire for details regarding our pet policy). All prospective residents must complete an application with Central Minnesota Property Management, which includes a \$30 fee per adult applicant. Don't miss out on this move-in-ready, budget-friendly gem—schedule your showing today and discover tiny home living at its best! This home was purchased on 5/1/2023 for \$101,655. The seller's mom lived in it for a little more than a year and transitioned to assisted care living. The MSRP was \$147,203.

Additional Details:

Year Built	2023
Lot Dimensions	Woodlawn Lot 17
School District	1015
Taxes	\$46
Taxes with Assessments	\$46
Tax Year	2025

Additional Features:

Basement: None **Fuel:** Array **Heat:** Forced Air **Sewer:** City Sewer/Connected **Water:** City Water/Connected **Air Conditioning:** Central Air

Driving Directions:

East of Cenex in Garfield on County Road 40, about one mile to Woodlawn Mobile Home Court on the west side of the road.



Listed By:
Alex Brokers Realty, LLC

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