



MLS 7045120 Residential

\$640,000

2,048 sq ft
4 bedrooms
2 baths

27392 Oak Point Road
Elbow Lake MN 56531

Status: Active

Description:

This property consists of approximately 1.86 acres on Pomme De Terre Lake in Grant County with about 130 feet of lake frontage. The parcel is located in the Oak Point neighborhood, a private and heavily wooded area with mature oak trees and paved road frontage providing year round access. The property could be subdivided into three delineated lots that provide several options for use. The lakeside lot is approximately 21,731 square feet and is a level, buildable lake lot. The adjacent lot is approximately 27,591 square feet and could be used for an accessory building, storage, or could be split further subject to local regulations. The main lot is approximately 29,724 square feet and contains the existing home and detached garage. Together the three lots total roughly 1.86 acres and offer options for development, accessory buildings, or separation of uses in accordance with Grant County rules and local permitting.

Shoreline improvements include rip-rap stabilization and an accessible sandy beach area that provides direct lake access. Electric service is available at the lakeside. A lake pump is installed for drawing lake water for irrigation or other permitted outdoor uses. A 12 by 16 foot lakeside storage shed provides space for watercraft, outdoor gear, or seasonal storage. A detached two stall garage measures approximately 672 square feet and includes workspace, a 14 by 16 foot covered car port, a concrete slab, and with 8ft overhead doors. These outbuildings provide on site storage and vehicle shelter.

The main residence is a 2,048 square foot home built in 1986. The interior features an open concept upper level that combines living, dining, and kitchen areas with natural custom woodwork and vaulted ceilings that create an open living area with scenic lake views. The home has two bedrooms and one bathroom on the main level and two bedrooms and one bathroom on the upper level, providing four bedrooms and two bathrooms in total. Interior amenities include a wood burning fireplace, radiant floor heat in portions of the home, central air conditioning, and a Culligan water treatment system. A covered upper and lower deck measuring 10 by 32 feet face westerly toward the lake and provide space for outdoor living and viewing sunsets. The lower level includes a game room and additional entertaining space. There is a substantial amount of storage space both in the home and in the outbuildings.

Pomme De Terre Lake is approximately 1,200 acres with a maximum depth near 25 feet and is part of the Pomme De Terre river system with inflow from the north and outflow at the south end. The lake supports recreational boating and fishing; common sport fish include walleye and crappie. The lake has three public access points and a public swim beach with facilities and a picnic shelter located on the east side of the lake. The property is located near Tipsinah Mounds Golf Course and driving range, an 18 hole championship layout with a recently renovated clubhouse, offering a recreational amenity within a short golf cart drive.

Local services and day to day conveniences are close by. Elbow Lake and surrounding areas are approximately a 10 minute drive for food, fuel, and local services. Regional towns such as Fergus Falls and Alexandria are within 20 minutes and provide expanded shopping, medical services, and entertainment. Travel times to Fergus Falls and Alexandria are approximately 45 minutes. The property is located within the West Central Area School District. The City of Minnesota is a Broker Reciprocity member and allows us to display other broker's listings on our website. All properties are subject to prior sale, change of withdrawal.

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Call Affinity Real Estate
218-237-3333
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Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470

Year Built	1986
Lot Acres	1.86
Lot Dimensions	210x210 and 100x210