



MLS 7047559 Residential

\$649,900

1,435 sq ft
2 bedrooms
1 baths

9919 Woodland Trail
Brainerd MN 56401

Status: Coming Soon

Description:

This rare well loved and meticulously cared for property boasts over 6 acres and 120+ feet of north facing level shoreline along highly sought after Borden Lake. The home is well built and offers a loft-style year-round cabin that was designed with lake views in mind ... you'll appreciate the wraparound deck, sliding glass doors, huge lakeside windows and beautiful vaulted ceilings providing panoramic views from almost anywhere! There is an authentic Up-North feel with an open living room, dining room and kitchen layout. The centrally appointed wood-burning fireplace will make you feel right at home all year long. Stay extra warm and cozy when you cuddle up next to the beautiful stone fireplace that is ready for use. Oversized unfinished basement offers a clean, dry location for a large laundry room, workshop space and lots of open storage. This is a great opportunity to finish how you want, add bedrooms or make a large family or game room.

Situated along a no-through road, this property has lots of beautiful mature trees and perennial gardens covering the 1 acre lake lot - creating a magical park-like setting. There is also over 5 acres to explore across Woodland Trail (see for sale sign) The 3-car detached wood stove heated/insulated garage provides plenty of space to store the lake toys. Borden Lake is over 1000 acres and 84' deep with above average water clarity. Enjoy fishing from the dock or hop on the pontoon for a quiet ride around the lake.

An easy 2hr drive from the Twin Cities and close to all the recreational amenities offered in Mille Lacs and Crow Wing Counties. Properties on this lake do not last long so schedule your showing today and you'll have plenty of time to enjoy the summer ahead!

Compliant Septic.

COMING SOON Showings start on April 10th.

Additional Details:

Year Built	1989
Lot Acres	6.54
Lot Dimensions	122x1352
Garage Stalls	3
School District	896



Listed By: \$3,696
RE/MAX Northland

Taxes with Assessments \$3,696
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Fuel: Array **Heat:** Forced Air, Fireplace(s), Wood Stove



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Driving Directions:

GPS Recommended; from Brainerd head east on Oak St toward S 6th St for 2.1 mi Continue onto MN-18 E for 11.4 mi. Right onto