MLS 7049305 Residential

$1,050,000

4,346 sq ft
3 bedrooms
3 baths

35423 County Highway 46
Park Rapids MN 56470

Status: Active

Description:

A rare lakefront offering on BOOT LAKE—this extraordinary 6.9 acre private estate features 554 ft of shoreline, a level tip point sandy beach, and sweeping water views. A FOB controlled gated entrance opens to a fully fenced sanctuary with nearly 30 years of curated horticultural design, creating an arboretum like retreat of gardens, rare plantings, and lush perennials.
Inside, the residence is designed to frame the picturesque setting at every turn. The dramatic great room features floor to ceiling windows, capturing panoramic vistas flooding the space in natural light. Vaulted, beamed ceilings elevate the kitchen, bedroom & dining areas, while the main floor owner's suite offers a private deck overlooking the water. Upstairs, 2-vaulted bedrooms connect via a catwalk suspended above the great room. TWO MONUMENTAL SEE THROUGH FIREPLACES anchor the home with warmth & create ambiance to all the main living spaces in upper & lower levels. Additional amenities include a 1,224 sq ft steel outbuilding for storage or hobbies, a 7,224 sq ft fenced sport/tennis court, and 1,275 sq ft of patios and composite decking for outdoor living. Durable materials—Hardie siding, steel roof, and dual zone heating—ensure longevity. Lower level offers easy potential for a 4th or 5th bedroom.
Boot Lake offers 110 ft depth, exceptional clarity, and excellent fishing. Enjoy swimming, boating, and four season recreation with Itasca State Park and Two Inlets State Forest close by. Located ½ hour from Park Rapids town, 1.5 hours from Fargo Moorhead and just over 3 hours from the Twin Cities- this property is perfectly suited as a year round luxury residence or an unforgettable retreat for generations to come.

A property of this scale, beauty, and maturity—paired with 4,000+ sq ft of refined living space—is irreplaceable, could not be duplicated at this price & is listed below recent appraisal and tax assessed value. See photos/video for summer views of the grounds. Schedule your showing today.

Additional Details:

Year Built	1979
Lot Acres	6.9
Lot Dimensions	422x623x694x544
Garage Stalls	3
School District	1384
Taxes	$7,270
T[illegible]ents	$7,270
T[illegible]	2026

Listed By:
eXp Realty

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Additional Features:

Basement: Block, Daylight/Walkout Windows, Egress Window(s), Finished, Full, Walkout, Total: [illegible] **Heat:** Dual Fuel/Off Peak, Forced Air, Zoned **Sewer:** Septic System Compliant - Yes, Tank with Drainage Field **Water:** Well **Air Conditioning:** Central Air

Driving Directions:

From Park Rapids take Hwy 71 to 44, east on 44 to County Highway 46 North to home.

Call Affinity Real Estate
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