



MLS 7051410 Lake Home

\$1,350,000

3,050 sq ft
3 bedrooms
3 baths

33685 Cotton Lake Road
Rochert MN 56578

Waterfront: Cotton

Status: Pending

Description:

COTTON LAKE one-of-a-kind lakefront property featuring 1.47 acres and 183 feet of beautiful shoreline, this exceptional property offers a rare combination of space, privacy, and breathtaking views.

The thoughtfully designed layout both inside & outside includes a dedicated beach house near the water perfect for family gatherings, an expansive yard, a gently winding secondary driveway & 24x32 outbuilding & 2-stall detached garage, both providing excellent storage for lake toys, vehicles, tools, or recreational equipment.

The generous 184' of frontage offers stunning panoramic views and endless opportunities to enjoy boating, swimming, and everything lake life has to offer.

Inside, the home features an open layout with 3 bedrooms, 2 bonus spaces that could be used as bedrooms and 3 bathrooms. On the main floor you will find 2 bedrooms, a dedicated office & 2 bathrooms. In the walkout lower level you will find 3 bedrooms, a bathroom, wood burning fireplace & a screened porch providing the perfect place to relax and take in the lake views with no bugs! An attached garage with tons of storage above adds convenience.

This rare Cotton Lake property combines acreage, privacy, and extensive frontage-making it a truly special opportunity to own a premier piece of lakefront real estate!

Additional Details:

Year Built	1996
Lot Acres	1.47
Lot Dimensions	1.47 AC
Garage Stalls	3
School District	22
Taxes	\$6,700
Taxes with Assessments	\$6,700
Tax Year	2025

Additional Features:

Basement: Daylight/Lookout Windows, Egress Window(s), Finished, Full, Walkout **Fuel:** Electric **Garage:** 3 **Heat:** Baseboard, Fireplace(s)
Sewer: Tank with Drainage Field **Water:** Well **Air Conditioning:** Central Air

 Listed By:
HomeSmart Adventure Realty

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