



MLS 7051990 Residential

\$335,000

1,056 sq ft
2 bedrooms
1 baths

40582 Pequot Drive
Browerville MN 56438

Status: Active

Description:

Cute year-round home on the crystal-clear, quiet Fawn Lake—perfect for fishing lovers! This up north property features 2 large bedrooms, an open floor plan with knotty pine vaulted ceilings, natural woodwork through out, stone accent around patio door, new concrete sidewalk and lake side patio, updated bathroom and central air for year-round comfort. Enjoy the lakeside bonfire pit and new dock, ideal for relaxing or entertaining. Maintenance-free siding and a newer roof mean low upkeep, and everything you need is conveniently located on the main floor. Fantastic lake views, lakeside bonfire pit, new dock, plus a storage shed for all your lake toys. The Sylvan Shores Association gives you access to plenty of amenities including the swimming pool, tennis, basketball & volleyball courts, playground, paddle boats, beach, pool table, entertainment areas, and much more. A true gem for peaceful lake living and activities to keep you busy!

Additional Details:

Year Built	2004
Lot Acres	0.342
Lot Dimensions	75x194x75x200
School District	1062
Taxes	\$2,298
Taxes with Assessments	\$2,356
Tax Year	2025

Additional Features:

Basement: Crawl Space **Fuel:** Array **Heat:** Baseboard, Forced Air **Sewer:** Mound Septic, Septic System Compliant - Yes, Tank with Drainage Field
Water: Drilled, Well **Air Conditioning:** Central Air

Driving Directions:

South of Motley on Hwy 10, right on County 7 then go left on County 26, then left on Pequot Drive to home on left



Listed By:
Dane Arthur Real Estate Agency-Crosslake

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