



MLS 7058560 Residential

\$490,000

1,932 sq ft
3 bedrooms
1 baths

16494 Rice View
Brainerd MN 56401

Status: Coming Soon

Description:

Rare opportunity to enjoy both lake and river living in one property. Set along the Mississippi River with just a short float to Rice Lake, this property offers the perfect mix of privacy and waterfront living, all being just minutes from town.

Enjoy over 5 acres of wooded privacy with 450ft of shoreline giving plenty of room to roam, plus convenient access to the snowmobile trail system just down the road. This renovated 3 bedroom home features convenient main level living and sits on a beautiful gradual sloping lawn leading to the water's edge. With northwest facing views, you will take in stunning sunsets right from your own backyard.

A 32 by 48 shop with a poured floor provides ample space for all the toys, complete with a holding tank, perfect for RV use or future finishing potential.

Whether you are looking for a private getaway, basecamp for outdoor adventures, or a place to call home, this one checks all the boxes.

****More photos will be provided shortly****

Additional Details:

Year Built	1998
Lot Acres	5.16
Lot Dimensions	irreg
Garage Stalls	4
School District	181
Taxes	\$2,099
Taxes with Assessments	\$2,124
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Array **Garage:** 4 **Heat:** Boiler, Ductless Mini-Split, In-Floor Heating **Sewer:** Tank with Drainage Field **Water:** Drilled **Air**

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