



MLS 7062163 Lake Home

\$698,000

2,248 sq ft
3 bedrooms
2 baths

44528 McGowan Estates Rd
Ottertail MN 56571

Waterfront: Rush Lake

Status: Active

Description:

SUGAR-SAND BEACH ON RUSH LAKE! Enjoy the best of Lake Life with this year-round home on 101 Ft of Beautiful Sugar-Sand Frontage on Rush Lake, set on a Spacious & Perfectly Level 0.80-Acre Lot just 7 minutes from Ottertail and 10 minutes from Perham. The true highlight of this property is the Flat, Level Yard all the way to the water's edge, paired with a Pristine Beachfront that avoids the constant weed and reed maintenance often found on Rush Lake.

Inside, the 3 Bed, 2 Bath home offers 3,624 SqFt, a Warm Cabin Feel, and Sweeping Lake Views from nearly every room. The main level features a spacious Living Room with Gas Fireplace, a Knotty Pine Kitchen with Center Island, and direct walk-out access to the standout 359 SqFt Maintenance-Free Deck overlooking the water and large backyard. Two Bedrooms, a Full Bath, and convenient Laundry Closet complete the main floor.

Downstairs, the fully finished Walk-Out Basement adds a 3rd Bedroom, 2nd Bath, Utility Room, and a large Family Room/Entertainment Space with walk-out access to the concrete patio. Outside, enjoy beautiful landscaping, ample room for gardens and recreation, a landscaped Firepit for warm summer nights, and a 24x48 Detached Garage offering excellent space for parking, storage, and projects. A rare Rush Lake property with Level Elevation, Sugar-Sand Shoreline, and Year-Round Living!

Additional Details:

Year Built	1990
Lot Acres	0.8
Lot Dimensions	102 x 355 x 101 x 335
Garage Stalls	2
School District	549
Taxes	\$3,241
Taxes with Assessments	\$3,326
Tax Year	2026

Additional Features:

Fuel: Natural Gas **Heat:** Forced Air, Fireplace(s), Radiant



Listed By:
Jack Chivers Realty

From Perham, head South on Co Hwy 78 for about 6.5 Miles, or until you reach a stop, then turn left. Take the first left onto McGowan Estates Rd. Continue for about 0.7 miles & the property will be on the right.
Affinity Real Estate Inc participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate

218-237-3333

info@affinityrealestate.com



Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470