



MLS 7070627 Lake Home

**\$499,000**

2,342 sq ft  
3 bedrooms  
3 baths

8321 Timber Lane  
Nisswa MN 56468

Waterfront: Gull

Status: Active

**Description:**

This 3-bedroom, 2.5-bathroom home on 2.35 acres in Lake Shore comes with something most properties at this price point don't: deeded dock access to Gull Lake, one of the best lakes in Minnesota. Bar Harbor is visible from the dock, and Bar Harbor, Zorbaz, and Cowboys are all within walking distance. You get genuine lake access without the lakefront price tag or tax burden.

The home itself sits in a setting that's easy to take for granted until you've lived it for a season. The layout opens from front to back; sunrise from the front, sunsets from the rear. Deer move through the yard daily. Bald eagles pass overhead more than you'd expect. Robins, blue jays, finches, and loons are a constant presence, and at night the marsh frogs take over. The stars out here, away from city light, are worth stepping outside for.


Inside, the main level is laid out for practical, comfortable living: primary bedroom and bath, laundry, kitchen, living room, and dining room all on one floor. The kitchen has been updated with stained cabinetry, new appliances, and fresh paint runs throughout. Downstairs, a river rock gas fireplace anchors the lower level alongside two additional bedrooms and a full bathroom.

The grounds have been put to good use; a garden producing grapes, asparagus, rhubarb, and a detached shed with room for a boat, an Airstream, or serious storage. The 2.35 acres give you space to spread out and options for what comes next.

Lake Shore carries its own identity within the Brainerd Lakes area; a quieter, more established community, and this property fits that character well.

**Additional Details:**

|                        |                 |
|------------------------|-----------------|
| Year Built             | 1994            |
| Lot Acres              | 2.35            |
| Lot Dimensions         | 212x549x150x565 |
| Garage Stalls          | 2               |
| School District        | 181             |
| Taxes                  | \$3,124         |
| Taxes with Assessments | \$3,190         |
| Tax Year               | 2025            |

Listed By:  **Broker Reciprocity**

Power(s) Finished, Full, Storage Space, Walkout Fuel, Electric, Natural Gas, Garage: 2 Heat: Forced Air, Fireplace(s), Hot Water, Sewer: Septic System Compliant - Yes Water: Well Air Conditioning: Central

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 of withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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