



MLS 7075746 Lake Home

\$485,000

1,610 sq ft
2 bedrooms
2 baths

30470 Cordes Beach Rd
Henning MN 56551

Waterfront: West Leaf

Status: Pending

Description:

WEST LEAF LAKE!!! 1.02-acre size lot, 151' of lake frontage. Move in ready lake cabin containing 2 bedrooms, 2 full bathrooms and a guest loft (1627 sq ft finished). 24'x 30' detached garage. Only Located 12 minutes from Ottertail, MN, 25 mins from Perham. West Leaf Lake is 700 acres in size, excellent fishing, boating and recreation, 55' max depth, 7 miles of shoreline. Within the cabin you will find warm wood flooring in the kitchen, to large windows overlooking West Leaf Lake. The kitchen is spacious and well prepared for the guests. Giving way to the living room there is an addition of a family room with a gas fireplace. The deck faces north to W Leaf Lake. The home is comforted with central air and central heat for year round use. Main level bedroom, family and living room. The second floor is host to the guest loft. The basement contains an additional bedroom, laundry space and tons of storage. The detached garage provides excellent winter pontoon storage and a fantastic summer entertainment space, think of all the fun and summertime on the shores of West Leaf Lake.

Additional Details:

Year Built	1995
Lot Acres	1.02
Lot Dimensions	305x151x285x150
Garage Stalls	2
School District	545
Taxes	\$2,680
Taxes with Assessments	\$2,664
Tax Year	2026

Additional Features:

Fuel: Propane **Heat:** Forced Air

Driving Directions:

From Ottertail, Minnesota 56571 to 30470 Cordes Beach Rd, Henning, MN 56551 Head south on MN-108 E/MN-78 S, 0.4 mile, Turn left onto MN-108 E 7.2 mi, Turn right onto 300th St 0.7 mi, Turn right onto Cordes Beach Rd, destination on right.



Listed By:
Jack Chivers Realty

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