



MLS 7076344 Lake Home

**\$560,000**

2,340 sq ft  
3 bedrooms  
2 baths

32270 Rabbit Run  
Cohasset MN 55721

Waterfront: Bass Lake

Status: Active

**Description:**

Experience gorgeous sunrises and the peaceful tranquility of lake living at this Bass Lake retreat. Nestled on 2.5 wooded acres with 150 feet of shoreline, this property offers privacy, stunning views, and access to one of the area's premier lakes. Spanning 2,715 acres with over 24 miles of shoreline and depths reaching 76 feet, Bass Lake is known for excellent fishing and a variety of game fish that anglers seek year-round. The home offers over 2,300 square feet of comfortable living with 3 bedrooms, 1.75 baths and convenient main-floor laundry. Updates include bathroom retouches, new Cambria quartz countertops in the kitchen and newer appliances. Relax in the lakeside three season porch complete with a sauna and direct access to the deck overlooking the water. Additional comforts include a propane fireplace, mini-split air conditioning and a whole-house generator for added peace of mind. Outside, you'll find a 26x32 insulated garage, a charming 10x14 she shed with porch, and three additional storage sheds, providing ample space for hobbies, lake toys and equipment. Whether you're enjoying a morning sunrise, casting a line from the dock, or unwinding in the sauna after a day on the water, this Bass Lake property offers the ideal combination of comfort, privacy and Northwoods recreation.

**Additional Details:**

Year Built	1991
Lot Acres	2.5
Lot Dimensions	150 x 726
Garage Stalls	2.5
School District	318
Taxes	\$3,990
Taxes with Assessments	\$3,990
Tax Year	2026

**Additional Features:**

**Basement:** Daylight/Lookout Windows, Finished, Full **Fuel:** Propane **Garage:** 2.5 **Heat:** Hot Water **Sewer:** Private Sewer **Water:** 4-Inch Submersible, Drilled, Well **Air Conditioning:** Ductless Mini-Split

**Driving Directions:**

From Cohasset, take Hwy 2 W to the W intersection with CR 88 then N on Malbay Rd to R on Rabbit Run.



Listed By:  
RE/MAX Advantage Plus

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**