



MLS 7086592 Lake Home

\$439,000

672 sq ft
2 bedrooms
1 baths

29744 Partridge Avenue
Aitkin MN 56431

Waterfront: Farm Island

Status: Active

Description:

Ultimate 2.6-Acre Farm Island Lake Compound with Fiber & EV Charging!

Discover the ultimate lakeside retreat on highly desirable Farm Island Lake! This rare 2.6-acre property, which includes four parcels in the sale, boasts an impressive 180 feet of shoreline, offering panoramic south-facing views and the perfect blend of classic cabin charm and modern, heavy-duty infrastructure. At the heart of the property is a charming, updated 2-bedroom seasonal cabin featuring fresh paint, some new flooring, and brand-new appliances (fridge, stove, and microwave). Need to stay connected? Work effortlessly from the lake with fully operational, lightning-fast Fiber internet.

A Host's Dream & Toy Hauler's Paradise: This property is uniquely equipped to host. It features a fully operational RV setup with two dedicated sewer connections and 30-amp electric service. For your vehicles and watercraft, the massive, newer 28x48 pole shed features 12-foot-wide and 8-foot-high doors, easily accommodating a large deck boat or pontoon. The shed is powered by a new, dedicated 200-amp underground electric service drop, complete with an EV charger.


The Lakeside: Take the 20 steps down to your private shoreline, featuring a sandy bottom on one end and natural cover on the other. Unwind by the cozy fire pit after a day on the water, knowing major essentials are already taken care of, including a newer, compliant septic and drainfield system installed in 2021.

Turn-Key Lake Life Options: Want to start enjoying the lake on day one? A newer (2021) 54-foot aluminum dock, an older pontoon lift, a 2015 heavy-duty boat lift, and a 2015 Hurricane deck boat are all available for purchase to complete your ultimate lake package!

Whether you're looking for a turn-key summer getaway, a large gathering hosting hub, or the perfect footprint for a future build, this Farm Island Lake gem is ready for memories!

Additional Details:

Year Built 1960
Lot Acres 2.6
Lot Dimensions 180x436x235x165x460

Garage Stalls	4
	Listed By: 8001 Sandelands Realty
Taxes	\$1,840
Taxes with Assessments	\$1,840
Tax Year	2020

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Additional Features:

Fuel: Propane Heat: Baseboard

Driving Directions: