



MLS 7088529 Lake Land

\$214,000

0.2 Acres
Finished Lot(s)

38681 Cozy Cove Road
Dent MN 56528

Waterfront: Marion

Status: Active

Description:

SEASONAL ESCAPE ON MARION LAKE! Set on a Flat & Level Lot with 52 ft. of Sugar-Sand Frontage, this property offers an incredible opportunity to secure an affordable lakefront getaway on one of the area's most desirable lakes. Marion is known for its Crystal-Clear Waters, Excellent Fishing, and peaceful Lakes Country Setting, all just 5 minutes from Dent & 15 minutes from Perham.

The shoreline is the true highlight, offering Walk-Out access to beautiful Sugar-Sand frontage with a level approach to the water's edge. Mature tree coverage around the perimeter adds Shade, Privacy, and a classic Up-North lake feel, while the rustic on-site cabin offers great potential for the right buyer.

The compliant septic adds major value and makes it easy to pull in a Camper or Trailer to start enjoying the lake from day one. Whether you're looking for a Seasonal Base Camp, a head-to-toe Remodel Project, or space for a future New Construction, this property offers Outstanding Flexibility on a Premium Lake!

Additional Details:

Year Built	1938
Lot Acres	0.2
Lot Dimensions	53 x 161 x 52 x 177
School District	549
Taxes	\$898
Taxes with Assessments	\$898
Tax Year	2025

Additional Features:

Driving Directions:

From Dent, head East on St Hwy 108 until 385th Ave, then turn right. After 2 Miles, merge onto Cozy Cove Rd. The property will be the 5th home on the left-hand side.



Listed By:
Jack Chivers Realty

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