



MLS 7094483 Lake Home

\$379,000

868 sq ft
3 bedrooms
1 baths

13273 Birch Circle
Lake Park MN 56554

Waterfront: Upper Cormorant

Status: Active

Description:

UPPER CORMORANT LAKE: Take a minute to appreciate this freshly updated, fully furnished turn-key Upper Cormorant Cabin. This wonderful 3 bed, 1 bath cabin is situated in a quiet bay on the east side of Upper Cormorant. Recent updates include; vinyl siding, metal soffits and fascia, roof, windows, drilled well, refinished hardwood floors, an updated kitchen and bath. The hard sand beach is perfect for swimming. Everything on the property is included: aluminum roll in dock, boat lift, all furniture, furnishings and household items, everything stays. Upper Cormorant is connected to Middle Cormorant, Nelson, Rossman and Larson Lakes, over 1,800 acres of water for fishing or playing plus you can boat directly to the Hi-Ho on Middle C for great food and drinks. Pack your swimming suit and cooler and enjoy summer at Upper C.

Additional Details:

| | |
|------------------------|----------|
| Year Built | 1968 |
| Lot Acres | 0.21 |
| Lot Dimensions | 50 x 180 |
| School District | 2889 |
| Taxes | \$1,920 |
| Taxes with Assessments | \$2,098 |
| Tax Year | 2026 |

Additional Features:

Basement: Crawl Space, Unfinished **Fuel:** Electric, Wood **Heat:** Other **Sewer:** Holding Tank, Private Sewer **Water:** 4-Inch Submersible, Drilled
Air Conditioning: None

Driving Directions:

From Becker #1 and #6: East to 132nd Ave. South on 132nd to North Beach Rd. East on North Beach to Birch Circle, Right on Birch Circle



Listed By:
Cormorant Realty

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