

MLS 7110849 Lake Home

$624,900

1,200 sq ft
2 bedrooms
2 baths

Quarterdeck Resort #405 9839
Adventure Way
Nisswa MN 56468

Waterfront: Gull

Status: Active

Description:

Summer on Gull Lake has a rhythm. Morning coffee on the patio. Afternoons on the water. Evenings around the firepit with the people who matter most. At Quarterdeck Resort, you don't just visit — you own the lifestyle.Woodsmoke Cabin 405 is a 2-bedroom, 2-bath cabin constructed in 2023 and completed in 2024, opening its doors to guests Memorial Day Weekend. At 1,200 sq/ft, it's designed for exactly the kind of ownership that actually gets used — manageable, maintenance-free, and resort-backed. Vaulted ceilings, in-floor radiant heat, a kitchen center island with stainless appliances, a tankless water heater, and a patio that opens to a panoramic view with your own private outdoor firepit. Everything's already done.Enjoy your cabin for up to 42 days Summer (May 1 – Oct. 31) and up to 100 days Winter. When you're not here, the managed rental program through Quarterdeck Resort takes care of everything — bookings, housekeeping, and guest services — with net room revenue split 50/50 between owner and resort on a monthly basis. Rental income is already on the books for 2026, with an established rental history. Mandatory rental management agreement provides resort amenity access. Boat slips available to rent on site.HOA is $450/month and covers lawn care, snow removal, sanitation, and professional management. Show up, unpack, and let the resort handle the rest.Rental Management Agreement includes full access to QD Social: year-round outdoor heated pool and sauna, fitness room, retro arcade with the world's largest Pac-Man, pinball, skee-ball, and more, plus six large-screen TVs and a cafe. Pickleball courts, bonfire pits, lawn games, and the Quarterdeck Grill are steps away. The marina offers boat rentals, 96 slips, and a 24-hour fuel station on nearly 10,000 acres of Gull Lake.Quarterdeck Resort sits on the West shore of Gull Lake, close to Nisswa, MN, and at the center of the Brainerd Lakes Area in Cass County. Mount Ski Gull, 1,200 miles of snowmobile trails, and the Gull Lake Trail system are minutes away. Four seasons. One address.As a Quarterdeck Resort vacation cabin owner, you are not purchasing an investment — you are purchasing a vacation cabin with short-term rental zoning, and a rental program that helps offset your total cost of ownership. Listing agent must be present for all showings. Showings must be scheduled around guest reservations. These units cannot be occupied as year-round residences per the zoning.

Additional Details:

Year Built	2023
Lot Acres	0.1
Lot Dimensions	50x50
Taxes	$3,500
Taxes with Assessments	$3,586
Tax Year	2026

Additional Features:

Basement: None **Fuel:** Electric, Natural Gas **Heat:** Boiler, Ductless Mini-Split, Forced Air **Air Conditioning:** Ductless Mini-Split, System Compliant - Yes, Shared Septic, Tank with Drainage Field **Water:** Drilled, Shared System, Well

Driving Directions:

Listing Agent must be present for all showings County Road 77 to Quarterdeck Resort entrance to right on Adventure Way to unit on the right

Broker Reciprocity

Listed By:
eXp Realty

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