

MLS 7111730 Lake Home

$650,000

768 sq ft
3 bedrooms
2 baths

45565 Whispering Sands Ln
Perham MN 56573

Waterfront: Big Pine

Status: Active

Description:

WALK-OUT LOT ON BIG PINE LAKE! This Lakefront Retreat offers a Perfectly Level 0.47-Acre Lot, 100 ft. of Sandy Frontage, and unforgettable Sunsets just 10 minutes from Perham.Tucked away at the end of a dead-end road, the Lot is surrounded by Mature Trees and bordered by Matz Creek along the northwest, creating a rare mixture of seclusion, natural beauty, and easy lakefront living. The property features two Fully Finished Homes with a combined 1,440 SqFt of living space, offering Excellent Flexibility for guests, entertaining, or future Rental Potential.The Primary Home captures the classic Lake Cabin Feel with 768 SqFt, 2 Beds, 1 Bath, and a Lakeside Deck perfectly positioned to take in breathtaking Northwest-Facing Sunsets over the water. Just steps away, the 672 SqFt Guest Cabin adds Modern Simplicity with a spacious Living Room, Full Bath, Wet Bar, and Large Bunk Room, an ideal setup for hosting family & friends after long days on the lake.With two finished living areas, a Level Walk-Out Shoreline, Sunset Views, and Flexible Guest Accommodations, this property offers exciting potential as an addition to a Vacation Rental Portfolio. Whether you're looking for a Year-Round Home, Seasonal Lake Retreat, or Investment Opportunity, this Lakefront Setting is sure to impress!

Additional Details:

Year Built	1976
Lot Acres	0.47
Lot Dimensions	112 x 187 x 100 x 165
Taxes	$3,320
Taxes with Assessments	$3,494
Tax Year	2026

Additional Features:

Fuel: Electric **Heat:** Ductless Mini-Split

Driving Directions:

From Perham, head Northeast on Co Hwy 8. After 5 Miles, turn right onto Nitche Lake Rd. Continue straight for 1.5 miles, then turn right onto Whispering Sands Ln. The approach to the property will be on the right as the road begins to curve.

Broker Reciprocity

Listed By:
Jack Chivers Realty

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