

MLS 7119832 Lake Home

$495,000

3,704 sq ft
4 bedrooms
4 baths

415 Bluff Avenue
Brainerd MN 56401

Waterfront: Mississippi River

Status: Active

Description:

Some homes are built. Others become part of a community's story. Commissioned in 1934 by Henry C Mills, founder of Mills Fleet Farm legacy, this distinguished brick Colonial stands as one of Brainerd's most iconic residences. Situated on Bluff Avenue, above the majestic Mississippi River, this extraordinary residence occupies one of the largest parcels on the city's north side, with 170 feet of Bluff Avenue frontage offering an exceptionally rare combination of historic significance, architectural beauty and an unmatched setting. Inside you'll discover over 9 decades of craftmanship and character thoughtfully complemented by modern updates. Classic Colonial design is showcased through timeless brick construction, elegant proportions, rich millwork, and exceptional workmanship that has stood the test of time. Throughout the home, historic character is beautifully preserved while thoughtful updates provide the comfort and convenience expected today. The home features 4 spacious bedrooms, 4 bathrooms over three levels, a beautifully updated kitchen with granite countertops, a formal dining room and an inviting main level den or library that is perfect for a home office or quiet retreat. Two generous family rooms, one on the main level and one on the lower level, provide abundant living and entertaining spaces, while two fireplaces add warmth and ambiance throughout the seasons. Recent improvements include an updated 200-amp electrical service and a nearly new boiler. The attached 2 car garage is insulated and heated. Ideally located just blocks from both the hospital and Gregory Park. Opportunities to own a property of this stature are exceedingly rare. In its' 92 years, this home has been lovingly cared for by only two families. Rich in provenance, unrivaled in location, and cherished for generations, this is more than a home. It is one of Brainerd's enduring legacy estates, offering a once-in-a-generation opportunity to own a remarkable piece of the city's history.

Additional Details:

Year Built	1934
Lot Acres	2.41
Lot Dimensions	170 x 554 x 683 x Irreg.
Garage Stalls	2
Taxes	$3,932
Taxes with Assessments	$3,932
Tax Year	2026

Additional Features:

B Tile, Full, Storage Space **Fuel:** Natural Gas **Garage:** 2 **H** Forced Air, Hot Water **Sewer:** City Sewer/Connected **Water:** City
Conditioning: Wall Unit(s)

Broker Reciprocity

Listed By:
Century 21 Brainerd Realty

Driving Directions:
415 Bluff Avenue- on the river side

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