



MLS 7124257 Lake Home

\$319,900

1,952 sq ft
2 bedrooms
2 baths

20535 Ward Avenue
Brainerd MN 56401

Waterfront: Gull

Status: Pending

Description:

Meticulously maintained and spacious 2-bedroom, 2-bath home with access to Gull and Round Lakes is move-in ready! Double lot with level grounds rimmed with mature pines and oaks. Kitchen features oak cabinetry, hard-surface countertops plus pantry, 2 closets, newer appliances and informal dining with front-yard views. Bathrooms have been recently updated. Dining and living room combination easily accommodates larger gatherings. The lower level features the family room with new natural gas free-standing fireplace, plus a spacious 16x13 bedroom with adjoining full bath. For those that love the outdoors, you'll enjoy the screened porch for relaxing and listening to the sounds of nature. Porch leads to the grill deck. Large utility and laundry room with newer washer and dryer, utility sink, lots of additional storage space, and the convenience of direct access to the garage. Attached insulated double garage with natural gas heater, window A/C, and LED lighting. Asphalt driveway plus a second driveway that will accommodate parking for recreational vehicles, travel trailers, guest parking, or add your own storage building. Recently installed gutters with leaf guards. Septic is compliant. Exclusive Club access offers use of the main beach area on Gull Lake, access on Round Lake, the lakeside park along with the use of several Outlots. Whether you enjoy walking, riding your bike, snowmobiling, kayaking, cruising with your golf cart, spending a day at the beach or watching the amazing sunsets across Gull Lake, it's all here in Cinosam!

Additional Details:

Year Built	1984
Lot Acres	0.54
Lot Dimensions	175x134
Garage Stalls	2
Taxes	\$1,244
Taxes with Assessments	\$1,244
Tax Year	2026

Additional Features:

Basement: Finished **Fuel:** Electric, Natural Gas **Garage:** 2 **Heat:** Baseboard, Fireplace(s) **Sewer:** Private Sewer, Septic System Compliant - Yes **Water:** Drilled **Air Conditioning:** Window Unit(s)

Driving Directions:



list by 371 to left onto Cinosam Road, to left onto Ward Ave. Property is on the right
Edina Realty, Inc.

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