



MLS 7138451 Lake Home

\$485,000

608 sq ft
1 bedrooms
1 baths

1874 Cozy Lodge Drive
Longville MN 56655

Waterfront: Kego

Status: Active

Description:

RARE TWO-LAKE OPPORTUNITY IN THE HEART OF MINNESOTA LAKE COUNTRY! Two contiguous waterfront parcels give you the unique opportunity to enjoy frontage on both beautiful Long Lake and private Kego Lake—all in one exceptional property near Longville. With panoramic north-facing views from one parcel and south-facing views from the other, this is a special setting offering privacy, recreation and possibilities for the future. Nestled among the trees is a charming seasonal 1-bedroom log cabin filled with classic Up North character. The cabin features a cozy living/dining area, efficient galley-style kitchen and a 3/4 bath scheduled for completion in August. Gather around the freestanding wood stove on cool spring and fall evenings, or head to the screened porch—an ideal spot for morning coffee, evening card games, listening to the loons and enjoying the sights and sounds of lake life without the bugs. An on-demand LP water heater adds convenience to this comfortable Northwoods getaway. Need room for family and friends? A separate bunkhouse provides additional sleeping space, while the storage shed offers plenty of room for fishing gear, tools and lake toys. The cabin and bunkhouse both have newer roofs, and a 100-amp electrical service provides power to the seasonal home, bunkhouse and storage shed. A brand-new double holding tank has been installed, with room for a future mound septic system. Adding even more value and flexibility, EACH PARCEL HAS ITS OWN WELL! The adjoining vacant waterfront parcel is much more than extra elbow room. Soil borings have been completed indicating a buildable site, opening the door to exciting possibilities. Explore building a future lake home or cabin while retaining the existing log cabin for guests, create a family lake compound, or simply leave the second parcel as your own private buffer and enjoy the additional space and seclusion. And then there are the lakes! Long Lake offers the classic Minnesota lake experience with plenty of room to boat, paddle, explore and wet a line. Anglers can pursue popular Northwoods species including walleye, northern pike, largemouth bass, crappie and bluegill. On the other side, private Kego Lake offers a quieter, more intimate setting where you can slow down, paddle the shoreline, enjoy the scenery and appreciate the peace and privacy of a smaller lake. Having access to two distinctly different lake experiences from adjoining parcels is a combination that's difficult to duplicate. Both properties feature sand/gravel/rocky shoreline and beautiful panoramic water views. Spend summer days boating, kayaking, swimming, fishing and relaxing by the water. As the seasons change, enjoy brilliant fall colors and crisp evenings around the wood stove. Winter brings even more Northwoods recreation to the Longville area, including ice fishing, snowmobiling, cross-country skiing and snowshoeing. You'll feel tucked away in your own peaceful piece of Minnesota lake country, yet you're conveniently close to Longville for restaurants, shopping, groceries, supplies and area amenities. Whether you're searching for a classic seasonal cabin, a private family retreat, additional building potential or a waterfront property to enjoy now while planning for the future, this one deserves a closer look. TWO CONTIGUOUS PARCELS. TWO WELLS. TWO PANORAMIC WATERFRONT SETTINGS. TWO DISTINCTLY DIFFERENT LAKE EXPERIENCES. Call Affinity Real Estate today to create your own Up North legacy.



Additional Details:
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Year Built 1950
Lot Acres 2.00
Lot Dimensions 70x328x161x120x315 & 100x355x107x342

Taxes \$2,182
Taxes with Assessments \$2,182



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