MLS 7139976 Lake Home

# $329,000

1,452 sq ft
2 bedrooms
2 baths

27123 Timber Hills Lane
Battle Lake MN 56515

Waterfront: Otter Tail River

Status: Active

**Description:**

Waterfront property on the Otter Tail River Inlet with over 165'+-of river frontage and a great private setting at the very end of a cul-de-sac.  Also includes private access easement to Round Lake around the corner. This 2+ bedroom home features beautiful hickory wood floors and multiple spaces to enjoy the outdoors, including a 3-season porch, screened porch, wood deck and patio. The home includes an attached garage with a heated workshop, plus a separate 780 sq. ft. heated and insulated 3-stall garage offering space for vehicles, boats, lake toys or storage. A she-shed structure on a raised foundation tucked behind the garage provides even more usable space for storage. Maintenance-friendly metal roofing and siding on the home. Generous waterfront, plenty of garage and workshop space, and several outdoor living areas overlooking the river.  Excellent location near Otter Tail Lake, Zorbaz, Beach Bums and Corner Convenient Store, putting you close to some of the area's favorite lake-country destinations.

**Additional Details:**

| | |
|---|---|
| Year Built | 1979 |
| Lot Acres | 1.201 |
| Lot Dimensions | 100x179x54x190 |
| Garage Stalls | 4 |
| Taxes | $2,014 |
| Taxes with Assessments | $2,014 |
| Tax Year | 2026 |

**Additional Features:**

**Basement:** Other **Fuel:** Natural Gas **Garage:** 4 **Heat:** Baseboard, Forced Air **Sewer:** Private Sewer, Tank with Drainage Field **Water:** Drilled, Private **Air Conditioning:** Central Air

**Driving Directions:**

West side of Otter Tail Lake.  Highway 72, West on Timber Hills Road, then left on Timber Hills Lane, located at end of Timber Hills Lane.

Listed By:
Boll Realty

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