



MLS 7142081 Lake Home

**\$319,000**

1,512 sq ft  
3 bedrooms  
1 baths

40089 Sunset Trail  
Deer River MN 56636

Waterfront: Winnibigoshish

Status: Active

#### Description:

This year-round home sits close to the sandy beaches on Winnibigoshish lake and on a level lot. The home is in the process of remodeling, and most materials are on site, including flooring. Things that have been completed and are new include shingles, siding, furnace, doors, windows, deck A/C unit, and more. the home was raised up, and a crawl space coating was applied. The living room was expanded with a wall of windows for sweeping views. Sunset View Estates is a gated community on Winnibigoshish lake. The HOA fee and yearly property taxes combined are cheaper than leased lots on Winnibigoshish and include dock usage, road maintenance, snow plowing, lawn care, and garbage. Enjoy lake living on this highly sought after lake!

#### Additional Details:

|                        |       |
|------------------------|-------|
| Year Built             | 1996  |
| Lot Acres              | 0.07  |
| Lot Dimensions         | 40x80 |
| Garage Stalls          | 2     |
| Taxes                  | \$858 |
| Taxes with Assessments | \$858 |
| Tax Year               | 2026  |

#### Additional Features:

**Basement:** Crawl Space **Fuel:** Propane **Garage:** 2 **Heat:** Forced Air **Sewer:** Shared Septic **Water:** Shared System **Air Conditioning:** Central Air

#### Driving Directions:

HWY 2 West to Right on 46 to Left onto County Rd 115 to the end.



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