

MLS 7145058 Lake Home

$539,000

1,116 sq ft
2 bedrooms
1 baths

45531 Whispering Sands Ln
Perham MN 56573

Waterfront: Big Pine

Status: Active

Description:

YEAR-ROUND HOME ON BIG PINE LAKE! This Lakefront Retreat offers a Perfectly Level Half-Acre Lot, 100 ft. of Sandy Frontage, and unforgettable West-Facing Sunsets just 10 minutes from Perham.Inside, the home is perfectly suited for comfortable Year-Round Living, featuring 2 Beds, 1 Bath, and an inviting Open-Concept, One-Level Floorplan. The living room is anchored by an efficient Natural Gas Fireplace with an attractive Stone/Brick Backsplash, while a recently installed Heat Pump & Mini-Split System provides additional Year-Round Comfort.Step outside to the spacious Lakeside Patio and Oversized Yard, offering plenty of room for entertaining, relaxing, and taking in Panoramic Views across the water. The Wooded Perimeter adds Privacy and Shade, while the generous Lot Size offers flexibility for a Future Addition or potential New Construction, giving you Ample Room to Grow!The Perfectly Level Lot leads directly to 100 ft. of Hard-Sand Bottom Shoreline, providing Convenient Access to the water for swimming, boating, and everything Big Pine Lake has to offer. Whether you're searching for comfortable Year-Round Lake Living, a Seasonal Retreat, or an Investment Opportunity, this Lakefront Setting is sure to impress!

Additional Details:

Year Built	2003
Lot Acres	0.51
Lot Dimensions	100 x 222 x 101 x 220
Taxes	$2,801
Taxes with Assessments	$2,886
Tax Year	2026

Additional Features:

Fuel: Electric, Natural Gas **Heat:** Baseboard, Ductless Mini-Split, Fireplace(s), Heat Pump

Driving Directions:

From Perham, head Northeast on Co Hwy 8. After 5 Miles, turn right onto Nitche Lake Rd. Continue straight for 1.5 miles, then turn right onto Whispering Sands Ln. Continue around the bend, and the property will be on the right-hand side.

Broker Reciprocity

Listed By:
Jack Chivers Realty

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