



# RE/MAX 1

## HOME FEATURES

Welcome to the lake home you've always wanted!

Set on idyllic Eagle Lake, this beautiful home was completely rebuilt in 2001 to be eco-friendly and efficient. Two levels plus a walk-out basement, this home offers a private and comfortable getaway you can enjoy year round. Walk into this well designed open ML floor plan that included the front porch, kitchen, dining and living area. In the kitchen, you'll find custom black ash cabinetry, and all energy efficient appliances. The beautiful wooded staircase leads you upstairs where there are 3 generously sized bedrooms (2 overlook lake).

The custom spiral staircase to the walk-out basement, which features a cozy woodstove, rec room, sauna and laundry area. Not a detail was overlooked in this careful remodel, just waiting for new owners who will appreciate all it has to offer!



## 5844 Eagle Lane Cromwell, MN 55726

### FOR SALE: \$279,900

#### General Information:

**Location:** Eagle Lake (Carlton County)  
**Lot Size:** .32 acres (100' Water Frontage)  
**Home Built:** 2001 (original structure in 1968)  
**Garage:** 2 Car Detached  
**Heating:** Dual Fuel (electric, wood, passive)  
**Utilities:** Well/2-Holding Tanks  
**Finished Footage:** 2,039  
**Taxes:** \$3,394 2010 H

#### Average Utility Costs :

Wood: 3 to 5 Cords/year  
 Water: \$0 (well)  
 Holding Tank: \$120/pump (5 to 7 times annually)  
 Electric: \$174/month

#### Room Dimensions:

Living Room: 21.6 x 13.10  
 Kitchen : 13.4 x 9.4  
 Dining Room: 9 x 9.7  
 Front Entry: 9.4 x 9.9  
 Enclosed Porch: 6 x 12  
 Bedroom 1: 12 x 15.8  
 Bedroom 2: 11 x 12.5  
 Bedroom 3: 11.14 x 15.75  
 LL Rec Area: 21.6 x 13  
 Full Bath: 6.3 x 8.8  
 Half Bath: 4.11 x 5



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RE/MAX 1 is an agent for the seller. Do not disclose any information that you do not wish to be shared with the seller. All information contained herein is deemed reliable, but not guaranteed.

Each office location is independently owned and operated.





The Kitchen



Custom Designed Black Ash Cabinetry



Dining Area w/ Bay Window



Main level features an stunning open floor plan, hardwood floors, tiled front entry and ML 1/2 Bath



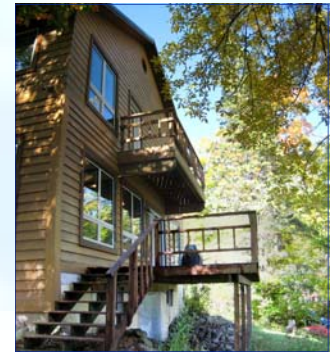
Designed w/ Space Saving' in mind!



The Living Room



Master Bedroom w/ Private Deck



Enjoy the natural setting as you sit on your back deck and overlook gorgeous Eagle Lake!



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**MLS#155356**