

302 Irving Beach Drive SW Marina Curve Lots

Summary:

Two new waterfront lots are now available on Lake Irving in Bemidji's finest in-town neighborhood. This is due to a recently granted variance approval (because of lack of direct public street frontage). With all new homes to their south since 1994, these additional waterfront lots will allow you to construct the exact lakeshore residence you want – no need to modify a used home to get on the water.

Your choice:

Lot A: Extra large +/- 137' frontage

Lot B: Extra large +/- 136' frontage

Both are 200'+ deep and a little less than ¾ acre each

- Gorgeous westerly sunset view across the lake and sandy beach frontage
- Rock rip rapped shoreline to prevent water and ice erosion
- A **BIG** advantage of these lots is the minimal 50' home setback from the lake allowable here because of city utility connections. This setback is about half of out-of-city lakeshore zoning requirements and will make lake home residents here feel that they are right on the water while sitting in their living room.
- Ideal elevation about six feet above the water, then a gentle slope toward the east (for water drainage to a storm water pond across road)
- Seller will install new sewer/water lines from the city main to both lots at his expense. There are no city assessments but each home will be subject to city SAC/WAC (sewer/water) connection fees when completed (about \$2,700)
- Variance requires a single joint entry drive as shown off Irving Beach Drive into both lots (also shared with Irvingboro Recreation Association for summer marina dock access). Seller will pave the 20' entry drive into the lots at his expense.
- The lots lie about 150-200' from an active BNSF train tracks (about six trains daily hauling coal to Duluth and Cohasset power plants). If you are highly sensitive to whistles/vibration you should not live here, although we have many beautiful homes in proximity to the fenced track with no problem.
- There are currently only a few trees on the lots due to past grading and leveling. At least ten, 10' trees must be planted upon completion of the homes in keeping with the neighborhood requirements (seller will assist).
- The height elevation above the lake may be too low for a full basement but ideal for single level, split level, or split entry homes. Home structures and driveways (impervious surface) cannot exceed 25% of the lot area by Shoreland

Zoning standards, but this requirement is easy to meet here because of the extra large lots (minimum 100' frontage and 15,000 sq ft size - about half of ours). Zoning is R4, single family. Vacant land real estate taxes are \$970 in 2010.

- Neighbors: Marina docks (summer use of association members) to north, residential to south (lot 10 is vacant)

Priced realistically at:

Lot A (slightly larger)	\$175,000	Parcel number 80.00354.01
Lot B	\$165,000	Parcel number 80.00354.02

Lot prices on the few remaining undeveloped Irvingboro lake lots are running about \$1,500/front foot on the water. One 100' lot (#6) recently sold for \$150,000. These two lots are about \$1,250/ft.

There are very few lots left on the almost fully developed Lake Bemidji/Irving reservoir. Most new construction is remodel or teardown of existing structures, which is more expensive.

I have an excellent builder available if you are looking (constructed much of this neighborhood)

Terms are possible on a purchase with adequate down payment.

Buy now and take a few years to plan your new home

Seller/owner is the developer of the Irvingboro neighborhood and the licensed real estate Broker for Best of the North Real Estate Company.

Owned by my 401 K retirement fund.

Mike Ettesvold
218-444-4100