

VACANT LOT

612 Irving Beach Drive SW

- Parcel B residential lake access lot available for new home
- Fronts 100' on Irving Beach Drive
- Adjacent to new home on corner (Parcel A)
- Lake access by membership in Irvingboro Recreation Association comprised of all off-lake owners in the neighborhood. One time cost of \$3,000.00 (payable in six equal payments of \$500.00 over three years at no interest). Association owns three PRIVATE parks (two on Lake Irving) including private marina (click on Irvingboro lakeside neighborhood for more info).
- Level lot, perfect elevation for full basement
- City water to lot (stubbed off Irving Beach Drive) and sewer to rear. City connection fee of \$6,248.00 (can be assessment paid with taxes over time).
- Underground electric (Ottetail) and other phone and cable providers in ROW
- View of adjacent impound lot could be screened by garage and planting of Norway Pine and Spruce
- ASK TO SEE DEVELOPED PLAN FOR THIS LOT
- Join the best neighborhood around – Irvingboro!
- Priced realistically and firmly at \$32,000. Terms possible.

Contact Mike Ettesvold, agent/owner
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