



MLS 6702313 Lake Land

\$104,900

Description:

Very Rare, Private Lot with woods to the back of the Paver Patio. No units behind you! Lots of room for everyone in the 2004 Breckenridge Park Model with 3 sliders and the 12x12 Minnesota Room. What you see all stays! Even the Blackstone Grill, Deck & Patio Furniture, the Shed, and all of its contents. Turn Key! This well-groomed and landscaped property has room for 3 Cars on the River Rock Driveway and still room for the boat. Only minutes from Pelican Lake and Breezy Point Resort amenities, boat dock slips are available 7 days at a time. Whitebirch offers a pool, laundry facilities, picnic shelter, playground, disc Golf, and Pavilion.

See supplements for Rules & Regulations, Covenants, etc. Shared Septic and Shared Association Well. If you like privacy this is for you!!

Additional Details:

Lot Acres0.07Lot Dimensions40 x 80School District186Taxes\$204Taxes with Assessments\$204Tax Year2024

Additional Features:

Driving Directions:

From 7070 Dove Street & the security gates of Whitebirch 2. Once secured through the gate proceed up the hill and take a right on Whitebirch Way to left on Cougar Pass to 30369 on your left.



Listed By:

Dane Arthur Real Estate Agency-Crosslake

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



Call Affinity Real Estate
218-237-3333

info@affinityrealestate.com







Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470









































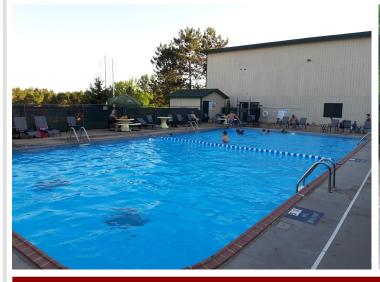


























 $website: www. Affinity Real Estate. com \mid email: info@affinity realestate. com \mid office: 218-237-3333 \mid fax: 218-237-3377 \mid fax: 218-237-377 \mid fax: 218-237-377$

