



MLS 7037152 Land

**\$105,000**

0.09 Acres  
Finished Lot(s)

30922 Cougar Pass  
Breezy Point MN 56472

Status: Pending

**Description:**

Welcome to your privately owned "corner" lot in Whitebirch Exclusive RV and Camping Resort, Cluster 2 gated community, with close access to playground and close distance to outdoor pool. Included in the lot: 2012 Breckenridge Double Loft park model, has 30 ft awning, 30 ft wood patio alongside pk mdl and 8'x10' storage shed. The park model has 2 entry doors, one has sidelights, upon entry you see that it's immaculate, bright and clean. Main living area has 2 couches/lay flat for beds, recliner, large flat screen over electric fireplace. An accordion door for separate sleeping area at front of Pk Mdl. Kitchen has black appliances, 5 burner stove, extra pantry in hallway, dining area for 4 looks out bay window, queen bedroom w/nice mattress, large built-in storage. The double loft has 4' ceilings on both sides, 3 queen mattresses, 2 TV's and separate AC. Shed holds a Grill-zebo, shelving and granite counter top bench. Perfect set-up for visiting family and friends. Resort has many Fun Shared Amenities such as: Outdoor Pools & Hot Tub, Showers/Changing Area & Coin Laundry in 2 Areas, Table Tennis, Volleyball, Pickle Ball Court, Horseshoes, Playground. Special Events are ongoing throughout the Summer. Breezy Point Resort Shared Beach Access & Dock Use for 7 Days at a Time

Come take a look!

**Additional Details:**

Lot Acres	0.09
Lot Dimensions	55x50x80x26
School District	909
Taxes	\$578
Taxes with Assessments	\$478
Tax Year	2026

**Additional Features:**

**Driving Directions:**

From 7070 Dove St in Breezy Point and the gates of Whitebirch 2. Once securing access thru gates go forward to Rt on Whitebirch Way - Lt on Cougar Pass and immediate Rt onto Cougar Pass to 30922 on Left on the corner of Cougar Pass and Fox Trail



Listed By:  
Edina Realty, Inc.

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**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



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



website: [www.AffinityRealEstate.com](http://www.AffinityRealEstate.com) | email: [info@affinityrealestate.com](mailto:info@affinityrealestate.com) | office: 218-237-3333 | fax:218-237-3377



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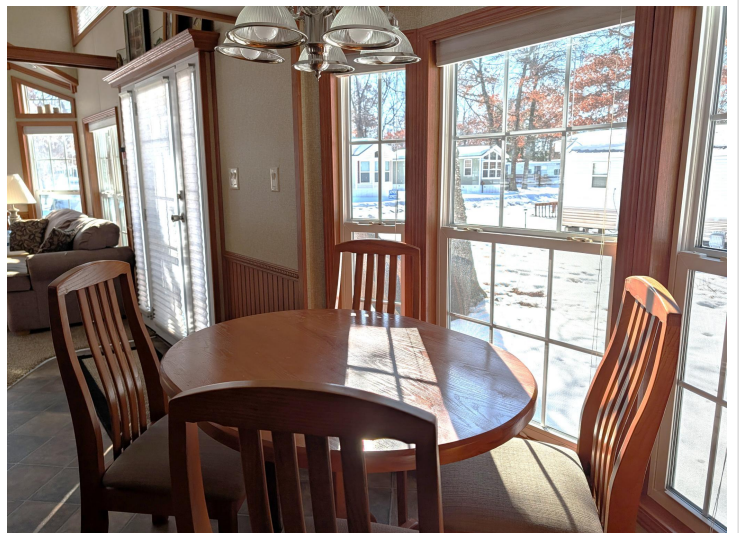
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