



MLS 7042188 Land

**\$137,500**

0.07 Acres  
Finished Lot(s)

30597 Cougar Pass  
Pequot Lakes MN 56472

Status: Pending

**Description:**

Discover your perfect seasonal getaway with this beautiful 2023 Fairmont Country Manor Park Model, ideally located in the Whitebirch Camping Resort in Breezy Point, Minnesota. It features a thoughtfully designed layout with quality stylish finishes, lots of windows, and a comfortable living space. The kitchen is equipped with modern full sized appliances, a huge farmhouse style sink, and generous cabinetry. A cozy living area with a hide a bed loveseat, and two comfortable recliners, as well as an inviting bedroom with tons of storage and a queen bed provide all the comforts of home, while additional sleeping space in the loft ensures room for guests. Everything you see here is included! Ideally situated on one of the nicest private outer lots in the campground. It features a spacious deck, woodshed full of wood, and a 6x8 storage shed and a peaceful quiet setting. Whitebirch Camping Resort is known for its exceptional features, including: swimming pools, hottub, kiddee pool, playground, frisbee golf, volleyball, pickleball, tennis court, community room with arcade games a pool table, and close proximity to several top quality golf courses. Floating docks on Pelican Lake are available with 7 day on and 7 day off use. Whether you're looking for relaxation or adventure, this location has it all.

**Additional Details:**

Lot Acres	0.07
Lot Dimensions	40x80
School District	909
Taxes	\$510
Taxes with Assessments	\$510
Tax Year	2026

**Additional Features:**

**Driving Directions:**

From 7070 Dove St in Breezy Point and the security gates of Whitebirch Campground go forward to RT on Whitebirch Way to LT on Cougar Pass to #30597 Cougar Pass on LT



Listed By:  
Dane Arthur Real Estate Agency-Crosslake

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**Call Affinity Real Estate**

**218-237-3333**

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