



MLS 6425885 Lake Land

**\$149,900**

0.08 Acres  
Finished Lot(s)

30541 Cougar Pass  
Breezy Point MN 56472

Waterfront: Pelican

Status: Hold

**Description:**

Welcome to White Birch Exclusive RV & Camping Resort offering privately owned lot, snuggled up against the woods in Cluster 2. Included: 2016 Islander Park Model with Double Loft. Hard cover roof over large deck that runs length of park model.

(Table/4 Chairs & Grill stay) Walk towards the back of deck, to glorious woods and the best features of the lot, a 12x12 MN Room with futon, AC and heater. "It's all about the view." Step out of MN Room down to Paver Patio, 8'x10' Storage Shed

(Lawn mower, garden hose, shelves and storage table stay) and follow path past plastic deck locker to Fire Pit area. Lg pea gravel parking area for your boat, cars & golf cart. The Islander Park Model is pristine, warm wood tones throughout, Open main living with Electric Fireplace below Flatscreen, Island Dining for 4, Stainless Appliances, queen bedroom/lots of storage, roomy shower, full size commode and vanity. Dble loft w/queen bed, table and AC. Mostly turnkey with a few exclusions. Take a look!!

**Additional Details:**

Lot Acres	0.08
Lot Dimensions	32x80x49x85
School District	186
Taxes	\$502
Taxes with Assessments	\$502
Tax Year	2023

**Additional Features:**

**Driving Directions:**

From 7070 Dove St and the gates of Cluster 2 - once securing access thru gates, go forward to RT on Whit Birch Way - Lt on Cougar Pass to #30541 on Left.



Listed By:  
Edina Realty, Inc.

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**