



MLS 6674615 Lake Land

\$124,900

0.08 Acres
Finished Lot(s)

30417 Bear Claw Path
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Pending

Description:

Privately owned lot in a great location in cluster 2 of Whitebirch RV & Camping Resort. This lot has a large, common area/green space to the rear of lot, making it feel very private and comfy from the fire pit to the plush green grass next to the deck. A convenient walk across the street to comfort station 5 and the sanitation area. Included with lot: a warm modern 2017 Kropf double loft custom park model, 8'x16' deck w/awning along park model, 8'x10' storage shed, paved area for grill and river rock lined parking area for 3 cars. Park model is warm, inviting and modern. Alder cabinets throughout, cedar paneling, L-shaped sofa, recliner, electric fireplace w/32" TV, 4 swivel stools at kitchen counter, beautiful back splash in kitchen, dedicated pantry, large roomy bathroom with walk in shower, 2 built-in closets, queen bed. Double loft has queen size mattress and fullsize futon mattress. Other inclusions: All furniture inside park model, patio furniture on deck, 2 sets of 4 chairs, extra table, char grill, 2 bikes (man & woman's) in shed and foldable picnic table on side of shed. Bakeware, electric skillet, 2 crockpots, dishes, silverware, cooking utensils. 2007 Club Golf cart w/charger is also included. Selling almost turnkey!

Additional Details:

Lot Acres	0.08
Lot Dimensions	36x84x44x78
School District	186
Taxes	\$462
Taxes with Assessments	\$462
Tax Year	2025

Additional Features:

Driving Directions:

From 7070 Dove St in Breezy Point and the entrance to Whitebirch Cluster 2 - once securing access thru security gate with gate card, go forward to Rt on Whitebirch Way to end where road turns left onto Bear Claw Path to #30417 on Left.



Listed By:
Edina Realty, Inc.

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