



MLS 6702313 Lake Land

**\$85,000**

0.07 Acres  
Finished Lot(s)

30369 Cougar Pass  
Breezy Point MN 56472

Waterfront: Pelican

Status: Active

#### 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 Acres	0.07
Lot Dimensions	40 x 80
School District	186
Taxes	\$204
Taxes with Assessments	\$204
Tax Year	2024

#### 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**