



MLS 6702313 Lake Land

\$104,900

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

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