



MLS 6720030 Lake Land

**\$150,000**

0.14 Acres  
Finished Lot(s)

30746 & 30754 Cougar Pass  
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Pending

#### Description:

Stunning Double Lot in Whitebirch Camping Cluster 2 – Breezy Point!

Don't miss this rare opportunity to own one of the nicest properties in the neighborhood! This beautifully landscaped double lot features a super clean 2013 Breckenridge Park Model with a spacious layout that comfortably sleeps nine—includes a queen primary bedroom, double loft, and hide-a-bed. Enjoy outdoor living on the huge, two-tiered maintenance-free deck, perfect for entertaining or relaxing in the peaceful surroundings. The property is complete with two storage sheds, flower gardens, an in-ground sprinkler system, and a meticulously maintained yard. As part of this desirable community, you'll also enjoy shared docking rights on beautiful Pelican Lake—ideal for boating, fishing, and summer fun. Whether you're looking for a seasonal retreat or a weekend escape, this property has it all!

#### Additional Details:

Lot Acres	0.14
Lot Dimensions	80 x 80
School District	186
Taxes	\$668
Taxes with Assessments	\$668
Tax Year	2025

#### Additional Features:

#### Driving Directions:

From the gates of Breezy Point Resort go south on 4 to right on Dove St. go approx. 1.75 miles to 7070 Dove Street and campground on the right.



Listed By:  
Dane Arthur Real Estate Agency-Crosslake

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