



MLS 6721990 Lake Land

\$69,900

0.08 Acres
Finished Lot(s)

30386 Whitebirch Way
Breezy Point MN 56472

Waterfront: Pelican

Status: Pending

Description:

Private owned lot in a quiet area of the resort. Here is what you have been waiting for, a lot with woods and pond view. This lot has been owned by one family since 2010. You can see the pride of ownership in the care of this property. Included with the lot: 2001 Breckenridge Park Model, 8' x 20' Screen House w/Metal Roof, 8' x 34' Deck running the length of Park Model, Grilling Deck area outside of screen porch, 11' x 11' Paver fire pit area to rear of lot where you can enjoy the stunning view of wildlife (deer & bear) in the woods and pond view (swans & geese), 8' x 10' Storage Shed has small fridge that will stay and rock lined driveway. The park model is in immaculate condition, has a sleeper sofa and two newer recliners. Expanding door creates a private sleeping room for the sleeper sofa at the front of the park model. User friendly kitchen area, 4 chair dining area, queen bedroom - mattress is 1 month old, with storage under bed, closet built-in and nice size bathroom with full shower and tub. The park model's rubber roof was replaced in 2009 and at that time added roofs over bump outs. Extra storage under Park Model. All furniture in the park model is included, carpet for deck and 4 firepit chairs. Not included: Deck fire table, deck table/4 chairs. Many shared amenities at Whitebirch Resort: Pool, hot tub, club house, pavilion, playgrounds throughout campground, volleyball, pickelball, hoops, frisbee golf and much more.

Additional Details:

Lot Acres	0.08
Lot Dimensions	40 x 85
School District	186
Taxes	\$230
Taxes with Assessments	\$230
Tax Year	2025

Additional Features:

Driving Directions:

From 7070 Dove St in Breezy Point and the gates of Whitebirch Cluster 2- once securing access through gates go forward to left on Whitebirch Way to 30368 on left.



Listed By:
Edina Realty, Inc.

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