



MLS 6738514 Lake Land

**\$179,000**

0.07 Acres  
Finished Lot(s)

30401 Cougar Pass  
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Pending

#### Description:

High End, Maintenance Free, Turnkey Property

Located on the outer edge along the woods. Included with the lot: 2014 Breckenridge double loft park model, with 34' x 10' hard cover roof over the front porch trex deck, MN room, back trex deck all covered by. All railing and supports are trex material. 23' x 20' paver patio in back, 8' x 10' storage shed, 4'3" x 2'6" deck locker, massive retaining wall, rock lined parking area and rock lined landscaping. All items you see, interior and exterior furniture, decorations and both storage sheds and their contents are all included.

This park model is stunning and the attention to detail is apparent throughout as you tour this property. The MN Room is a warm and welcoming living room. Shiplap walls and wood plank floor, a top end pullout couch, recliner, 42" TV and DVD player, Canoe coffee table, stained glass lamps, electric fireplace and modern ceiling light/fan completes. As you move into the park model, at the front, you will find a gorgeous, solid wood dining table for six, built in wood hutch with electric fireplace, second freestanding wood hutch holds extra dishes etc. Moving towards the kitchen you will find luxury vinyl flooring, a good size freestanding pantry, user friendly kitchen with a five-burner, standard size stove. The main floor bedroom has a queen bed w/extra foam padding, modern ceiling fan/light, large closet and set of drawers. Next is a roomy bathroom with step in shower, Continue up the stairs to the double loft with 4' head room. One side has a queen bed and the other side has a full bed. There is a wall AC, 3 TV's, side tables, a cabinet full of DVD's, and baskets of beach towels. Heading out to the back trex deck area you will find a waterproof rattan sectional couch, coffee table and 2 stools. Huge paver patio area butts up to the paver retaining wall. Blackstone Grill, Weber Grill, 8 x 10 storage shed house a full-size washer and dryer, freezer and folding table/6 folding chairs. Blackstone, Weber Grill, contents of Shed are included.

Luxury Maintenance Free Camping at it's finest!!

Many shared amenities, + beach & dock access on Pelican Lake Near Beezy Point Resort. Low annual dues for an affordable privately owned lot w/superior amenities

#### Additional Details:

Lot Acres 0.07  
Lot Dimensions 40 x 60

Broker Reciprocity Listed By 186  
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#### Driving Directions:

From 7070 Dove St in Beezy Point and the security gates of White Birch Cluster 2, once securing access thru security gates go forward