



MLS 6770365 Lake Land

\$159,000

0.13 Acres Subdivided

30208 Whitebirch Way Pequot Lakes MN 56472

Waterfront: Pelican

Status: Active

Description:

Location, location, location! This outstanding campsite is one of the best values in Whitebirch Campground. Cluster II. located at the southwest corner of Doe Trail and Whitebirch Way, across from the pump house, the lot is situated to overlook the entrance area into the campground yet offer privacy with terraced outdoor space. This is one of the largest single lots in Cluster, and offers three tiers of deck space to enjoy the outdoor firepit, grilling area and seating area adjacent to a lovely lawn. The top tier of the deck is pet friendly with gates. Access to the deck is easy using on of the three staircases. The lawn is maintained with a two zone in ground sprinkler system. This outdoor living at its finest. The 2003 Lee Park Model can sleep 6-8 utilizing a split double loft. This carefully maintained 2003 Park Model also includes slide outs to extend inside living space. The attached 10x14 sq ft knotty pine patioroom also offers additional sleeping space. There is plenty of space for friends and family to enjoy the Up North lifestyle in comfort. Additional features include an 8x10 st ft shed with tools, small weatherproof storage shed, and all inside and outside furniture, including gas grill. Ample parking provided in the designated gravel area located right next to the road. This campsite layout offers the best use of outdoor and inside space yet, on one of the best lots in the campground. Make sure to see this extremely well thought out campsite Today! In addition, you will enjoy all that Whitebirch Campgrounds has to offer including outdoor pool, frisbee golf, tennis and volleyball courts to name a few. Sale includes Breezy Point Country Club membership, a \$500 value.

Additional Details:

Lot Acres 0.13

79x80x60x80 Lot Dimensions

School District 186 Taxes \$556 Taxes with Assessments \$556 Tax Year 2024

Additional Features:

Driving Directions:

From the gates of Breezy Point Resort head west on County Rd 11 am Unstrict Byinto Whitebirch Campgrounds. Once in Broker™ Reciprocity

Breezy Point Real Estate

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.

a Context Phi Pri Rectal Posts Street and turn right. to Whitebirch Way at top of hill and turn left.

info@affinityrealestate.com







Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470