



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
Lot Dimensions	79x80x60x80
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 and turn left on Jacobett Dr. Drive to Doe Street and turn right. Turn right into Whitebirch Campgrounds. Once inside, follow Doe Trail to Whitebirch Way at top of hill and turn left, 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.



Call Affinity Real Estate

**218-237-3333**

[info@affinityrealestate.com](mailto:info@affinityrealestate.com)



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