



MLS 6782336 Lake Land

**\$120,000**

0.07 Acres  
Finished Lot(s)

6315 Fawn Lane  
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Hold

#### Description:

Welcome to Whitebirch Exclusive RV and Camping Resort, to a privately owned lot in the quietest area of the resort. Included in the sale: 2019 Skyline Shore Park 1964CTP model, an air-conditioned MN Room, Deck with Screenhouse and a Storage Shed.

The 35-ft park model features a modern open layout, a comfy stuffed couch and 2 arm chair center over the Flat screen TV and electric fireplace, user friendly, spacious kitchen w/full size fridge, gas stove and beautiful cabinets and kitchen island/2 stools, an abundance of built-in cabinets line the hallway to the back of park model, queen bedroom with built-in closet/drawers and flat screen TV, bathroom has full size commode and a shower/tub, head up the stairs to a large 4' ceiling loft. Loft holds a full and twin mattress. Continue outside and enjoy the large deck along park model, screen enclosure on deck is lined with lights and has a large fire table/6 chairs. The deck also holds a grill and coke cooler and leads to the bunk house which holds a twin & queen bunk beds. LED lighting throughout. Remove ramp out front and add a fire pit area if you need one. All the amazing furniture and décor are included in this sale. Park model has metal underbelly for strength and eliminates critter intrusions. Call for your private showing – you won't be disappointed! Shared Amenities: Pools & Hot Tub, Showers/Changing Area & Coin Laundry in 2 Areas, Table Tennis, Volleyball, Pickle Ball Court, Horseshoes, Playground Special Events are ongoing throughout the Summer Breezy Point Resort Shared Beach Access & Dock Use for 7 Days at a Time

#### Additional Details:

Lot Acres	0.07
Lot Dimensions	40 x 80
School District	186
Taxes	\$454
Taxes with Assessments	\$454
Tax Year	2025

#### Additional Features:

#### Driving Directions:

From Breezy Point and the gates of Whitebirch Campground, secure access through gate do a U-turn, then turn on Buck to LT on Fawn to #6315 on LT

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**



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