



MLS 6782923 Lake Land

\$169,900

0.09 Acres
Finished Lot(s)

30243 Cougar Pass
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Hold

Description:

Exceptional, privately owned lot in Whitebirch RV & Camping Resort. Included with the lot: 2023 Woodlands Loft Shore Park Model, Large Wood Deck alongside Park Model, retaining wall has created a level Paver Patio Fire pit area, Storage Shed, 3 Deck Lockers and firewood. Lot is on the outside and overlooks the storage area that gratefully creates a nice breeze all summer long. Step onto the wood deck to maintenance free deck furniture (Loveseat, 2 chairs, coffee table, bistro table, umbrella and 4 bistro chairs, 2 barstools, round glass top table, grill and 2 deck lockers) Paver firepit area has 6 Adirondack chairs and 2 tables.

Retaining wall was replaced in 2024. The main living area is open and bright, with plantation shutters throughout. Color palette is modern with grey/white tones, high ceilings, ceiling fan, windows up high for sunlight. Top of the line pullout sofa, recliner, flat screen TV over electric fireplace. The kitchen area has a warm and inviting layout, lots of storage, full-size stainless-steel appliances (microwave, range, and fridge), Eat-in kitchen island is the perfect size with 4 counter barstools. Continue down the hallway you'll find a rare hallway built-in cabinet. Main bedroom is at the rear of Park

Model and has a queen bed w/storage under, Built-ins have 2 full closets with lots of drawer storage and a Flat Screen TV. The roomy bathroom has a gorgeous built-in vanity, spacious shower and full-size commode. Ascend the hallway stairs to the "private" loft area with 4-foot ceiling height, curtains hide two windows that overlook the main living space. There are 3 memory foam sleeping pads, AC, fan, TV and closet to complete the loft. Hard to beat the beauty of this property, so call me for your private showing. Included in the sale: All furniture inside/outside, décor, pot, pans, silverware, gas lawn mower, battery powered weed whip and leaf blower, Seller will be taking personal items plus a small exclusion list. 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	0.09
Lot Dimensions	40 x 90.32 x 40.98 x 94.70
School District	186
Taxes	\$236
Taxes with Assessments	\$236



Listed By:
Edina Realty, Inc.

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Driving Directions: From 7070 Dove St in Breezy Point and the security gates of Whitebirch RV & Camping Resort, go east on 7070 Dove St, then turn right onto Whitebirch Way. Continue on Whitebirch Way to LT on Cougar Pass to #30243 on LT.

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