MLS 7055196 Land

$129,900

0.073 Acres
Finished Lot(s)

30794 Cougar Pass
Breezy Point MN 56472

Status: Active

Description:

Looking for Your “Up North” Cabin? Here It Is!
Located in the Whitebirch Camping Cluster 2 gated community, this well-maintained getaway offers everything you need to relax and enjoy lake country living.
This 1-bedroom, 1-bath 2021 Park Model cabin includes a sleeping loft and comfortably sleeps up to 6 people with a living room sleeper sofa. The bathroom features full-size fixtures, and the kitchen is well-equipped for all your needs.
Enjoy the outdoors with a large deck featuring a retractable awning, a spacious patio, bonfire area, storage shed, and plenty of parking for vehicles and a golf cart.
Whitebirch is a well-run association open from the April thaw through November and offers excellent amenities including:
• Paved roads throughout the community
• Association sewer, water, and electric
• Clubhouse and swimming pool
• Disc golf course
• Beach access on Pelican Lake
• Boat docking allowed for up to one week at a time
Located close to championship golf courses, public sand beaches, multiple lake accesses, great shopping, and fine dining.
Affordable “Up North” living without breaking the bank! Turn Key the furniture stays.

Additional Details:

Lot Acres	0.073
Lot Dimensions	40x80
School District	909
Taxes	$290
Taxes with Assessments	$290
Tax Year	2026

Additional Features:

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Listed By:
Kurilla Real Estate LTD

I [illegible] West on Dove St to just about the end. Signs on [illegible] park entrance has lockbox on it. Go through security gate up hill. Right on Whitebirch Way then left on Cougar Pass then [illegible] right on Cougar [illegible] sign and #30794 on left.

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