



MLS 7061658 Lake Land

\$75,000

0.07 Acres
Finished Lot(s)

30353 Cougar Pass
Breezy Point MN 56472

Waterfront: Pelican

Status: Active

Description:

Looking for a privately owned lot in Whitebirch Exclusive RV and Camping Resort? Well, here is a beauty! Nestled up against the woods for amazing privacy. Included with the lot is a 2004 Alpenlite 36ft Destination Trailer, MN Room, Storage Shed, Deck Locker and Wrap around Deck. The Destination Trailer is open and has a spacious main living area, with new carpet, 2 recliners, sofa, dining table for four, lots of storage, kitchen island, a full size fridge w/water & ice maker, King size bed with under storage, Small TV in Bedroom, roomy shower in bedroom, separate water closet (toilet) and 2 Closets with more storage. The MN Room is lined in knotty pine, has a futon couch/bed, storage hassock, wood table/2 chairs and 2 end tables.

Inviting grassy area just off the deck which holds a fire ring. River Rock parking area for Four Cars!
Dish TV on top of trailer has hand crank. Air Conditioner is not working and won't be replaced.

Come take a look!! 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	40x80
School District	186
Taxes	\$280
Taxes with Assessments	\$280
Tax Year	2026

Additional Features:

Driving Directions:

From 7070 Dove St in Breezy Point and the gates of Whitebirch Camping Cluster 2. Once securing access thru gate drive forward to RT on Whitebirch Way to LT on Couar Pass to #30353 on LT



Listed By:
Edina Realty, Inc.

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