

MLS 7094125 Lake Land

$157,900

0.08 Acres
Subdivided

30831 Cougar Pass
Pequot Lakes MN 56472

Waterfront: Pelican

Status: Active

Description:

Here's a winning combination... a great lot and location within Whitebirch Camping Cluster Sec 2, featuring a well cared for 2013 Woodland Park Model that was reroofed in 2019. The 32 ft x 11 ft Park Model is a double loft which includes a wardrobe cabinet, and all the inside furniture stays with the unit, including washer and dryer. The double pane windows tilt and include day/night blinds. In addition, the campsite offers a custom built MN Room (12x12) and storage she 98x10) utilizing a tongue in groove design that really feels "up north". The large deck (500 Sq ft) was designed to conveniently connect all buildings for optimum livability. The deck includes an 8x8 ft seating adjacent to the front entry door where you can sit and enjoy a morning cup of coffee or beverage in the afternoon, just outside the patio doors of the Park Model. The lot backs up to community green space giving the site some added privacy. The campsite has great curb appeal, with a nice lawn and shade trees. The site also conveniently located to a comfort station.In addition, this sale includes a Breezy Point Country Club membership, a $500 value. Enjoy all the Whitebirch Campgrounds has to offer including outdoor pool, frisbee golf, tennis and volleyball courts to name a few.

Additional Details:

Lot Acres	0.08
Lot Dimensions	38x82x50x80
Taxes	$544
Taxes with Assessments	$544
Tax Year	2026

Additional Features:

Driving Directions:

From the gates of Breezy Point Resort, head west on Cty Rd 11 and turn left on Ranchette Dr. Follow to Dove St, turn right. Drive 1.6 mi and turn into Whitebirch Campgrounds. Once inside, follow Doe Trail and turn right onto Whitebirch Way. At Cougar pass turn left, and follow to 30831.

Broker Reciprocity

Listed By:
Breezy Point Real Estate

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