



MLS 7102430 Lake Land

**\$119,900**

0.08 Acres  
Finished Lot(s)

30347 Fox Trail  
Breezy Point MN 56472

Waterfront: Pelican

Status: Active

**Description:**

Privately owned lot in Whitebirch Exclusive RV and Camping Resort. This lot is amazing! With the buffer, green space strip, that leads to the common area and playground, makes this lot feel spacious and private. Short distance to the pool or comfort stations. Included in the lot is a 2007 Breckenridge Park Model in excellent condition, attached (12'x12') 3 season porch, generous "maintenace free" deck, paver patio fire pit area, 8'x10' storage shed and 1 deck locker. All interior furniture, dishes, bedding, towels, deck table/four chairs, plant stand, grill, portable fire pit and 4 chairs. Excluded: 2 cushioned rocker chairs on deck, 1 deck locker, some wall decorations, stainless eagle are and personal items. 2001 EZGO Golf Cart is being sold separately - 4 year old batteries and new tires/rims. All ready for you to just move in and start making memories. 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	0.08
Lot Dimensions	30x88x52x80
School District	186
Taxes	\$323
Taxes with Assessments	\$348
Tax Year	2026

**Additional Features:**

**Driving Directions:**

From 7070 Dove St in Breezy Point and the gates of Whitebirch Cluster 2 - once securing access thru gates go forward to RT on Whitebirch Way - LT on Cougar Pass - RT on Cougar Pass - LT on Fox Trail to #30347 on LT



Listed By:  
Edina Realty, Inc.

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