



MLS 7114979 Lake Land

\$99,900

0.08 Acres
Finished Lot(s)

30414 Fox Trail
Breezy Point MN 56472

Waterfront: Pelican

Status: Pending

Description:

Whitebirch Resort welcomes you with a roomy pie shaped, nicely shaded with mature trees, privately owned lot. This lot has a pass-thru to the right side of the lot which leads to a open common area abutting the back side of the lot. Giving this lot quick access to comfort station 5 (Storm shelter, shower, toilets and laundry). Included in lot sale: 2007 Dutch Park Homes Loft Park Model, large deck apron, Gazebo covered area of deck, 8x10 storage shed, flagstone patio with slate surrounded fire pit. Park model has a new roof (2025), newer luxury vinyl flooring (2024), 2 recliners in living room, dining table w/leaf and 4 chairs, spacious, well laid out kitchen, bedroom has queen mattress/box spring, 2 full length closets & drawers, pass thru bathroom, step in shower with shallow bathtub, double loft for extra sleep space. (Park Model could sleep 5 comfortably) Back yard has enough room for adding a MN Room, rock lined parking area, camper dryer in shed, and an in-ground sprinkler. system. Gazebo on deck has options for screen enclosure, weatherproof solid fabric enclosure or both. Included in sale: All interior furniture, fire pit plastic Adirondak chairs and Lawn mower. Excluded from Sale: All décor in park model, air bed in loft cabinet, deck table & chairs and grill. Many shared amenities, + beach & dock access on Pelican Lake near Breezy Point Dockside. Low annual dues for super affordable privately owned lot w/superior amenities.

Additional Details:

Lot Acres	0.08
Lot Dimensions	25x77x58x91
Taxes	\$488
Taxes with Assessments	\$488
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 gates go forward to RT on Whitebirch Way to Lt on Cougar Pass to Immediante RT onto Cougar Pass to LT on Fox Trail to #30414 on RT



Listed By:
Edina Realty, Inc.

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