

MLS 7170567 Lake Land

$159,900

0.13 Acres
Finished Lot(s)

30208 Whitebirch Way
Breezy Point MN 56472

Waterfront: Pelican

Status: Active

Description:

Your Up North Getaway Awaits! Discover this spacious corner lot in the highly desirable Whitebirch Campground Cluster II, conveniently located near Breezy Point Resort in Pequot Lakes, MN! This well-maintained, fully furnished 2003 Lee Park Model comfortably sleeps 6–8 and features slide-outs for additional living space, along with a charming attached knotty pine enclosed patio room, perfect for relaxing or entertaining family and friends. New shingles with ice and water shield underlayment were installed on the roof and slide-outs in 2019. The home is also plumbed and wired for a washer and dryer, and the original HVAC system has been well maintained. Step outside to enjoy the large terraced deck, beautifully landscaped stairs, and inviting fire pit, creating the perfect setting for summer evenings under the stars. Generous parking provides plenty of room for family and guests. This turnkey recreational retreat includes an 8x10 storage shed complete with lawn equipment, tools, and sprinkler controls, plus an additional plastic storage unit, gas grill, and all indoor and outdoor furniture. Whitebirch Campground offers outstanding amenities, including an outdoor swimming pool, disc golf, tennis, and volleyball. Located just minutes from popular area golf courses and the highly sought-after Pelican Lake, you'll enjoy endless opportunities for boating, fishing, golfing, and outdoor recreation. As an added bonus, the sale includes a Breezy Point Resort Country Club membership, a $500 value! Whether you're looking for a relaxing weekend escape or a seasonal retreat to make lasting memories, this property is ready for you to move in and start enjoying everything the beautiful Brainerd Lakes Area has to offer!

Additional Details:

Lot Acres	0.13
Taxes	$626
Taxes with Assessments	$626
Tax Year	2026

Additional Features:

Driving Directions:

From Breezy Point Resort, head west on County Rd 11, turn left on Ranchette Dr. to Dove St. and turn right for 1.5 miles and turn right into Whitebirch Campround. Once inside head up the hill and the property is the first campsite on the left.

Broker Reciprocity

Listed By:
Timber Ghost Realty, LLC

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