

MLS 7175481 Lake Land

$164,900

0.07 Acres
Finished Lot(s)

30603 Cougar Pass
Breezy Point MN 56472

Waterfront: Pelican

Status: Active

Description:

Make this 2023 Skyline Park Model on its own lot your Breezy Point getaway. Inside, arched windows fill the living area with natural light, and the open kitchen with breakfast bar seating makes it easy to gather. The park model features one bedroom, one bathroom, and a loft. Just across the deck, the separate Minnesota room, added in 2025, provides extra sleeping space. Together, the park model and Minnesota room comfortably sleep 8–10.Start the morning with coffee on the deck, added in 2025 with low-maintenance decking and a louvered pergola that lets you adjust the shade and features a built-in gutter system. The lot sits on the outer ring of the community, where mature trees add privacy and the gravel backyard is low maintenance and has room for yard games and evening campfires. A storage shed keeps lake and outdoor gear handy.Whitebirch Camping Cluster 2 is a gated seasonal community open April through November, with paved roads and association sewer, water, and electric service. Spend the afternoon at the Pelican Lake beach, take a dip in the on-site pool, or unwind in the hot tub. The affordable community fees also offer a clubhouse and Breezy Point shuttle service, with Pelican Lake marina access available through resort membership.

Additional Details:

Lot Acres	0.07
Lot Dimensions	76x139x76x139
Taxes	$242
Taxes with Assessments	$242
Tax Year	2026

Additional Features:

Driving Directions:

From 371, head East on 11. Turn right on Ranchette Dr, then right on Dove Street. Community will be on the right. Once through gate, turn right on the top of the hill on Whitebirch Way which turns into Bear Claw Path. Go to the T and lot will be on the left.

Broker Reciprocity

Listed By:
Central MN Realty LLC

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