



Bluefin Bay - Unit 41 - Two Bedroom Condominium Style C

Unit 41 at Bluefin Bay is spectacular in every way. This upper-level, south facing unit affords commanding views of Lake Superior, located near the tennis courts and indoor pool within Bluefin Bay, voted Minnesota's Favorite Resort. The unit can be locked-out into two separate units offering flexibility in rental and owner use. Listing price includes all furnishings. 2 Jacuzzis, wood burning fireplace, and access to all of the resort's amenities make this a solid investment property with the ability to enjoy with family and friends for years to come.

List Price: \$299,000.00

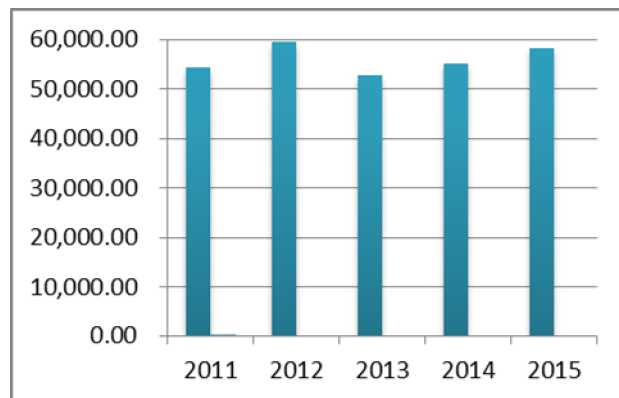
Property Features

- 960 square feet
- Two bedrooms
- Two bathrooms
- Full kitchen
- Wood burning fireplace
- Two Double jetted whirlpool tub
- Furniture and appliances included
- Lakeside Balcony
- Great Lake Superior views
- Shared Lake Superior shoreline
- Bluefin Bay resort amenities

Estimated Annual Utility Costs

Phone: \$480.00

Electric (includes heat): \$1,912.00



Annual Gross Rental Revenue

Other costs associated with ownership include:

- Monthly Association Dues: \$704.43
- 2016 Real Estate Taxes: \$2,326
- Rental Management Fee: 50% of gross rental revenue
- Unit owner's insurance policy for liability and contents within the unit
- Unit upgrades, utilities, repairs, and maintenance
- Cleaning fee paid after owner occupies the unit (varies depending on size of the unit)

This information is deemed reliable, but not guaranteed.

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Two Bedroom Condominium

Bluefin Bay offers two distinct floor plans or styles of Two Bedroom Condominiums. Units 1-3, located at the front of the resort, are a guest favorite because they have some of the very best views overlooking the bay with a birds-eye view of the morning sunrise over the lake. The second style, units 34-43, also boasts spectacular views from an upper balcony and offers extra rental income as the two bedrooms lock out from the main living area which rents separately as a studio. All two bedroom condos have fireplaces, single or double Jacuzzis's, and a deck or balcony overlooking the lake.

Property Details:

Two Bedroom

One Full and one $\frac{3}{4}$ Bathroom

Fully Furnished Kitchen, Dining Area

Wood Burning Fireplace

Jetted Jacuzzi Tub (some single and some double)

Furniture and Appliances Included

Deck/Balcony Overlooking the Lake

Spectacular Lake Superior Views

On Lake Superior Shoreline

Bluefin Bay Resort Amenities including two award-winning restaurants, outdoor heated pool and hot tub, and more

960 - 1050 Total Square Footage

Bluefin Bay Family of Resorts – Home Vacation Sales

Eric Frost, Sales Associate

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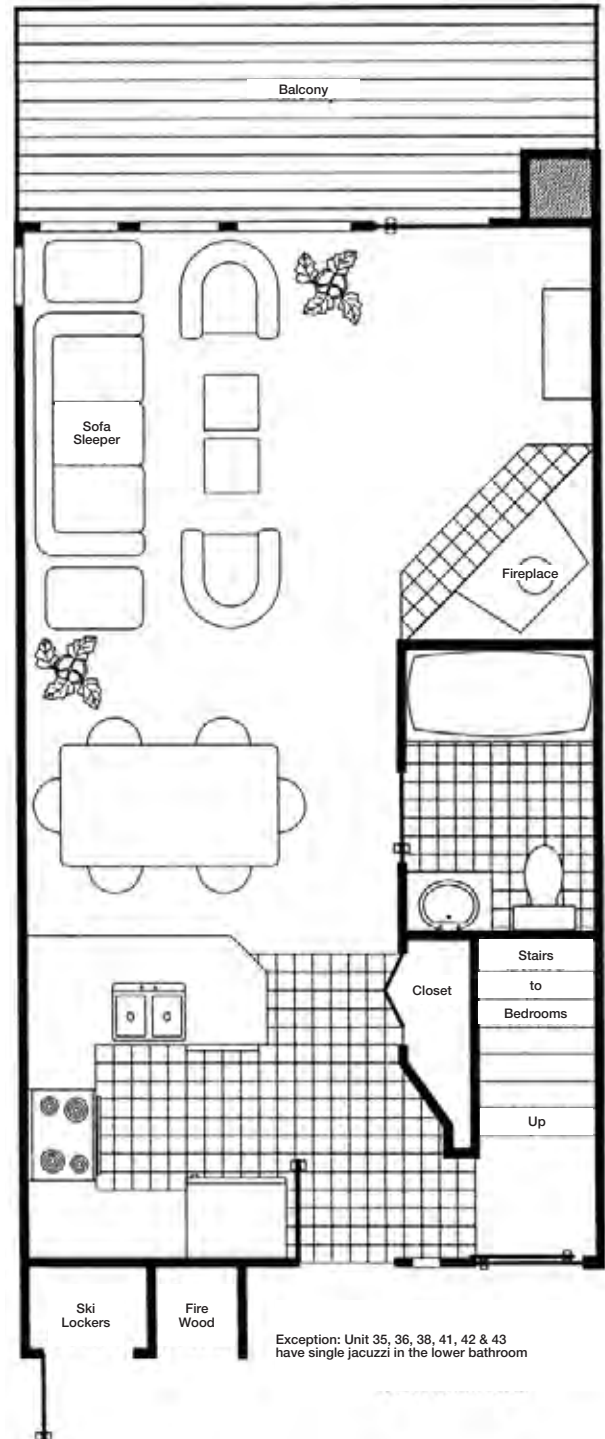




Two Bedroom Condominium (Unit 34-43)



Upper Level



Main Level

Exception: Unit 35, 36, 38, 41, 42 & 43 have single jacuzzi in the lower bathroom