



Bluefin Bay - Unit 61 - Grand Superior Three Bedroom Condominium

Unit 61 at Bluefin Bay is one of the most frequently requested units in the entire resort. It grosses over \$100K in annual rental income, out-performing many of the other Grand Superior units, making it an ideal investment as well as a place for your family and friends to appreciate for years to come. Unit 61 recently completed two elegant custom bathroom re-models at an expense of over \$50k. Convenient beach access, panoramic views, and custom interior appointments set Unit 61 apart from its neighbors. Air-conditioning throughout, new fireplaces, and custom craftsmanship make Unit 61 ready to become your luxurious place on the shore. Become a part of the Bluefin Bay Family of Resorts, voted Minnesota's Favorite Resort and enjoy the life-style you've dreamed of for years.

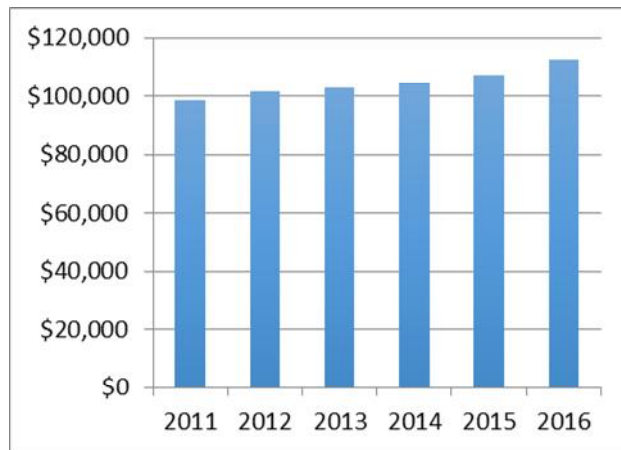
List Price: \$564,000.00

Property Features

- 1,680 square feet
- Three bedrooms
- Three bathrooms
- Triple lockout capability
- Full kitchen
- Two jetted whirlpool tubs
- Two wood burning fireplaces (living room and master suite)
- Deck overlooking lake
- Shared Lake Superior shoreline
- Bluefin Bay resort amenities

Estimated Annual Utility Costs

Phone: \$600.00
Gas: \$1,775
Electric: \$1,185



Annual Gross Rental Revenue

Other costs associated with ownership include:

- Monthly Association Dues: \$1,225
- 2017 Real Estate Taxes: \$4,308.00
- 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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