



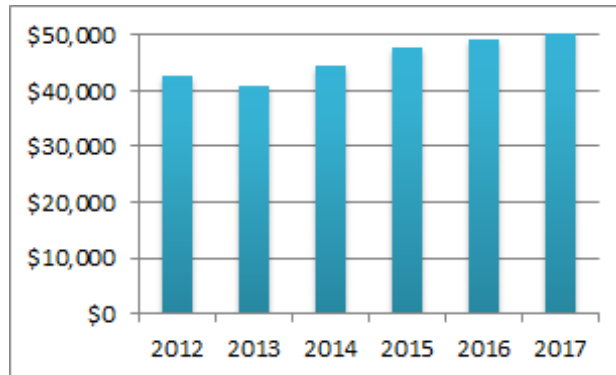
Bluefin Bay - Unit 32 - One Bedroom Condominium

Unit 32 at Bluefin Bay is a romantic retreat for your family and friends. The kitchen has been recently remodeled with beautiful custom cabinetry, granite counter-tops, and new appliances. Unit 32's living room puts you right at Lake Superior's shoreline. Listen to the waves lapping as you keep cozy by the custom fireplace. You can't get any closer to the lake than this. The full bathroom features a double Jacuzzi tub with a private window that allows you to relax and soak in the North Shore beauty and tranquility that only Lake Superior provides. This One Bedroom unit is part of Bluefin Bay's award-winning rental management program and grosses \$50,000 in annual rental income, helping to offset the costs of ownership. There simply is no better way to own a piece of Lake Superior. The pull-out couch allows a family and friends to stay comfortably in the unit. The resort amenities and activities will provide for busy days and the lakeside deck will provide quiet evenings to unwind.

List Price: \$275,000.00

Property Features

- 670 square feet
- One Bedroom
- One Bathroom
- Full Kitchen with new appliances
- Newly remodeled and updated wood burning fireplace and chimney
- Air Jet Double Jacuzzi
- Deck with spectacular view of Lake Superior
- Brand new Pella windows and blinds
- Access to all Bluefin Bay Resort Amenities



Annual Gross Rental Revenue

Other Costs Include:

- Monthly Association Dues: \$487.23
- 2018 Real Estate Taxes: \$2,176
- Estimated Electrical Costs (includes heat): \$1,320
- 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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