



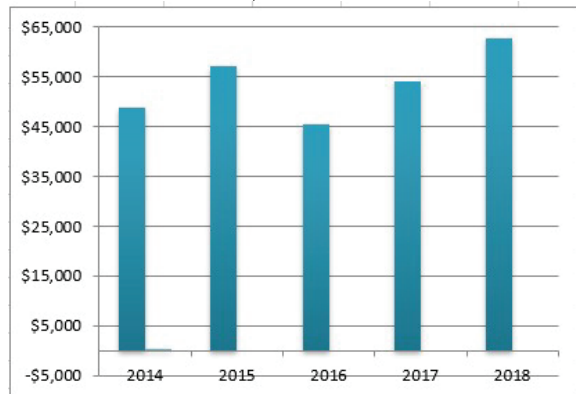
### Bluefin Bay - Unit 7 - Three Bedroom Elite Condominium

Unit 7 at Bluefin Bay is one of the most spectacular and well-appointed town homes at Bluefin Bay. It is located only a few feet from the water's edge and recently completed over \$130,000 in renovation and updates. Brand new furnishings, carpeting, and flooring, custom kitchen and bathrooms, granite counter-tops and appointments throughout, and tasteful artwork and fixtures ensures that the new owners will not need to invest any significant capital improvement for the next 7 years. Please note that Unit 7 was out of rental from April - June 2016 for major renovations, which is reflected on the income graph below. Unit 7 is located in one of the most dramatic settings at Bluefin with a private deck and private balcony that afford incredible views.

List Price: \$419,900.00

#### Property Features

- 1,250 square feet
- Three Bedrooms
- Two Bathrooms
- Full Kitchen
- Gas burning fireplace
- Double jetted whirlpool tub
- Furniture and appliances included
- Deck & balcony overlooking lake
- Great Lake Superior views
- Shared Lake Superior shoreline
- Bluefin Bay resort amenities



Other costs associated with ownership include:

- Monthly Association Dues: \$977.46
- 2018 Real Estate Taxes: \$3,014.00
- Unit upgrades, utilities, repairs, and maintenance
- Rental Management Fee: 50% of gross rental revenue
- Unit owner's insurance policy for liability and contents within the unit
- Cleaning fee paid after owner occupies the unit (varies depending on size of the unit)

**This information is deemed reliable, but not guaranteed.**

Eric Frost  
 Bluefin Bay Family of Resorts  
 Coldwell Banker North Shore  
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## Three Bedroom Elite Condominium

Own one of our special Three Bedroom Elite Condominiums at Bluefin Bay Resort – voted Minnesota’s Favorite and Most Romantic Resort. These condos are a guest favorite because they have some of the very best views at the resort – overlooking the bay and with a birds-eye view of the morning sunrise over the lake. You can’t get much closer to the water than this!

### Property Details:

Three Bedroom

Two Bathroom

Fully Furnished Kitchen

Gas Burning Fireplace

Jetted Jacuzzi Tub

Furniture and Appliances Included

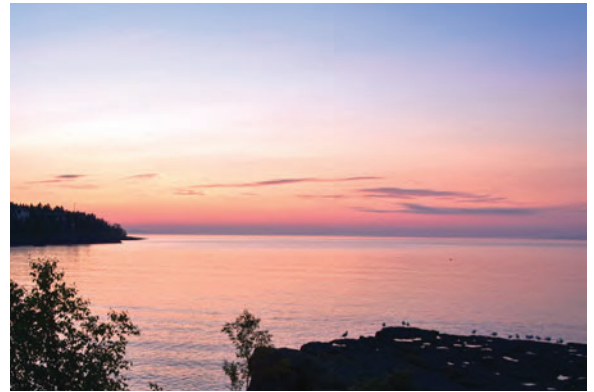
Deck Overlooking the Lake

Spectacular Lake Superior Views

On Lake Superior Shoreline

Bluefin Bay Resort Amenities including two restaurants, outdoor pool and hot tub overlooking the lake, and more

1,250 Total Square Footage



### Bluefin Bay Family of Resorts – Home Vacation Sales

Eric Frost, Realtor

218-663-6886 - Office

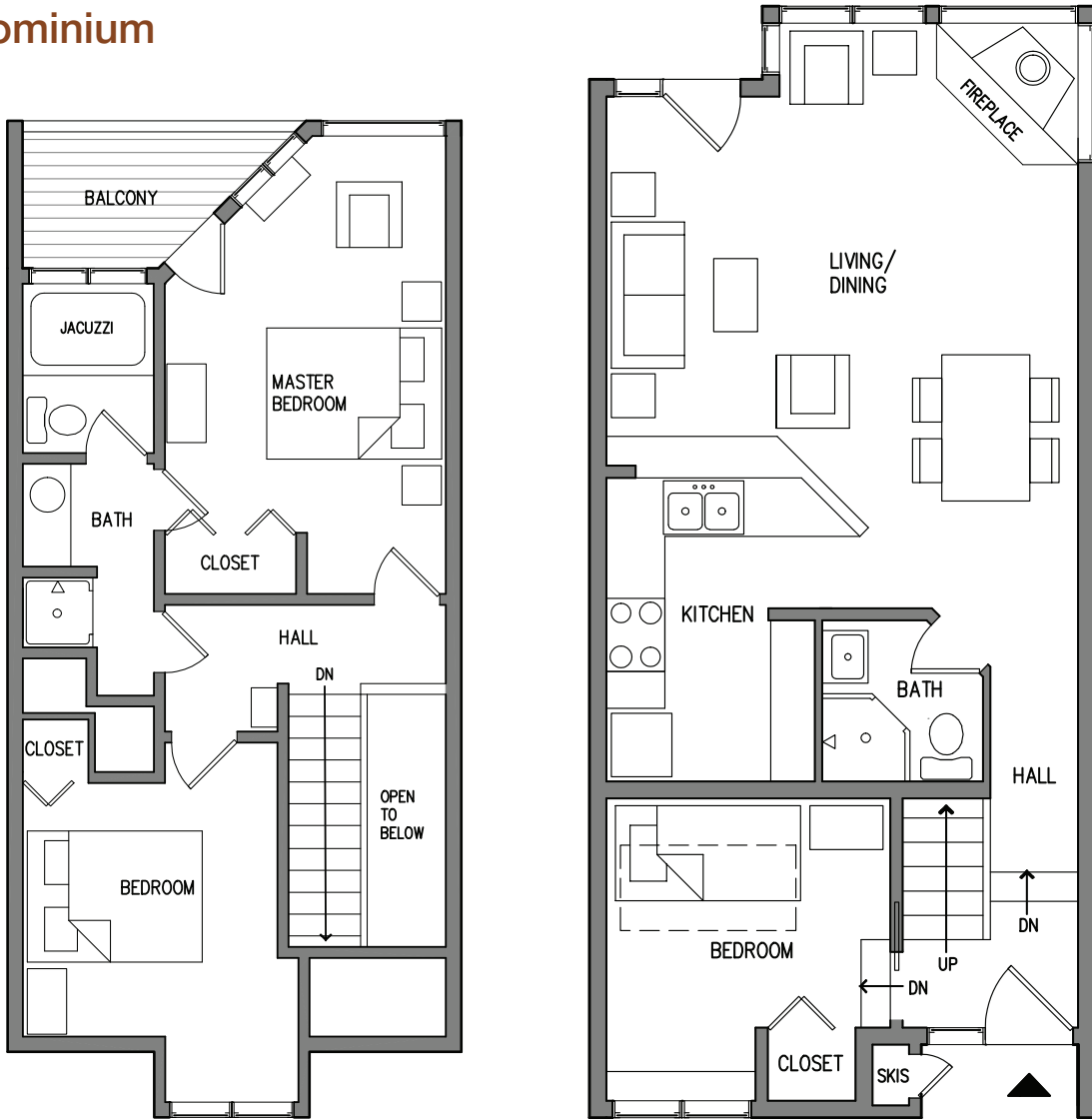
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## Three Bedroom Elite Condominium



Upper Level

Main Level