



Bluefin Bay - Unit 37 - Two Bedroom Condominium Style C

Unit 37 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: \$315,000.00

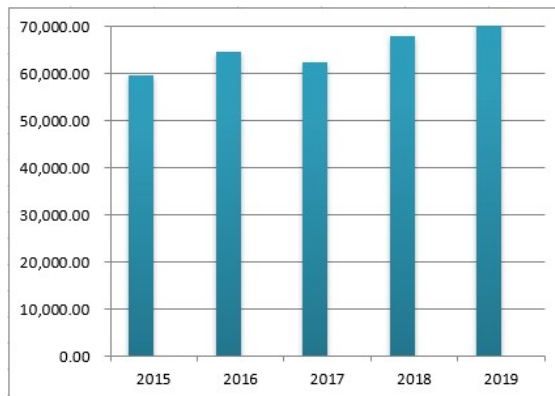
Property Features

- 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: \$780.71
- 2020 Real Estate Taxes: \$3,188
- 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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