



### **Bluefin Bay - Unit 2 - Two Bedroom, Style A**

One simply can't get any closer to Lake Superior than Unit 2. Make it your new home-away-from-home that has great rental potential. Guests have been enjoying this unit since the founding of Bluefin Bay, and it's one of the most iconic floor plans at the resort. Located adjacent to the Bluefin Grille, Unit 2 has easy access to all of the resort's amenities. The Master Bedroom has sweeping southeastern views of Lake Superior for fantastic sunrises and moonrises year round. Whether there's big wave activity or calm waters, Unit 2 is poised to take advantage of all of Lake Superior's moods. The deck offers a great place to un-wind, enjoy a book, or just let the water help you realize you're in the right place. The Seller has enjoyed Unit 2 for personal use for the last several years, and therefore it has been kept out of nightly rentals. Interior furnishings and remodels have been kept up to management standards, and this property is in excellent condition.

List Price: \$375,000.00

#### **Property Features**

- 1,050 square feet
- Two bedrooms
- Two bathrooms
- Full kitchen
- Gas fireplace
- Double jetted whirlpool tub
- Furniture and appliances included
- Walk-out Deck and Balcony
- Great Lake Superior views
- Shared Lake Superior shoreline
- Bluefin Bay resort amenities

#### **Estimated Annual Utility Costs**

Phone: \$318.00

Gas: \$200.00

Electric (includes heat): \$1,900.00

#### **Other costs associated with ownership include:**

- Monthly Association Dues: \$888.06
- 2021 Real Estate Taxes: \$2,796.00
- 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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