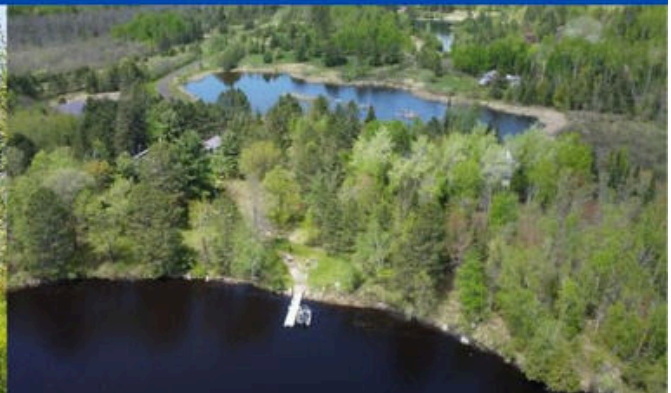


LOTS
FOR SALE

Waters OF VERMILION



Lake Vermilion
WATERS OF VERMILION



A Maintenance Free
Lake Home Community

Lots for Sale

Lot 26 \$79,500
Lot 36 \$99,500
Lot 15 \$109,500
Lot 18 \$119,000
Lot 21 \$124,000
Lot 41 \$128,500
Lots 27&28 \$129,500
Lot 5 \$135,000
Lots 19&20 \$162,500
Lots 22&23 \$164,500
Lots 6&7 \$199,900

Listing Agent

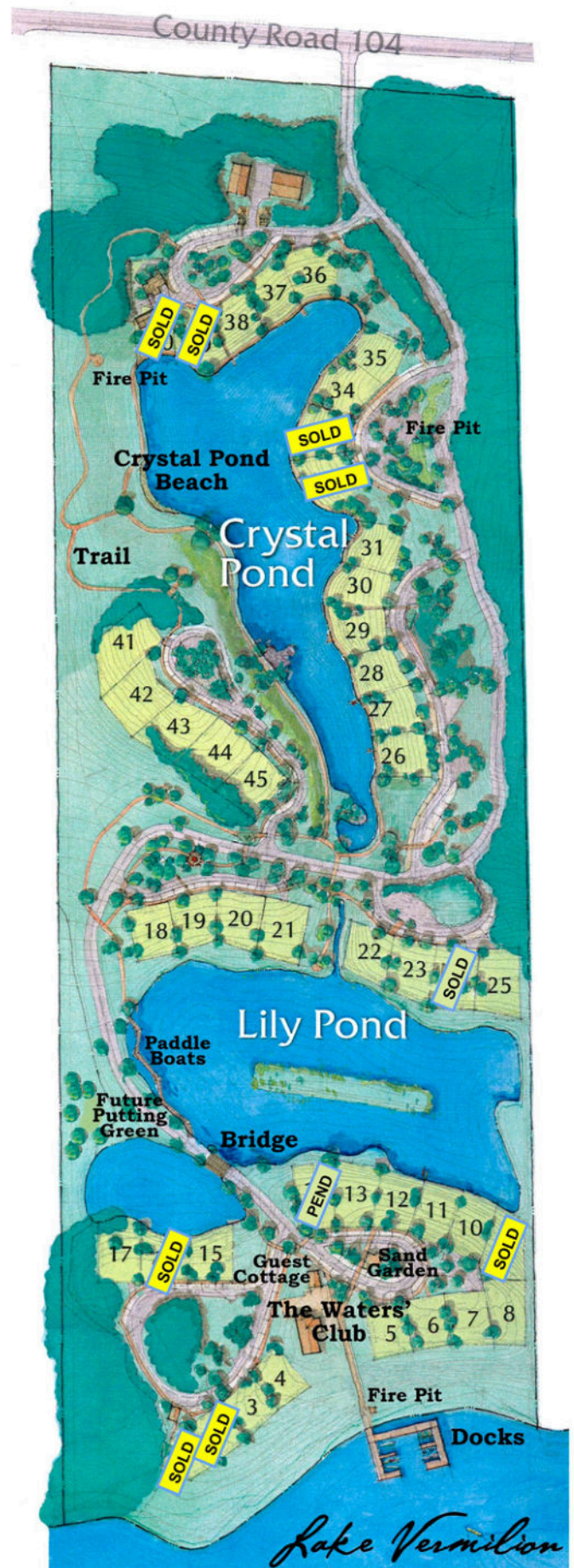
Julia Maki
Broker/Owner
B.I.C. Realty



Call/text 218-780-0315
julia@bicrealty.com



www.bicrealty.com



- ✓ **Lots starting at \$79,500**
- ✓ **2100'+ of shoreline & 34+ acres on Vermilion**
- ✓ **Sewer, electric & water included**
- ✓ **Dock options available**

Rare Opportunity to own a Lake Vermilion Lot and Start Living Lake Life! Multiple lots for sale as part Waters of Vermilion CIC #56 on Lake Vermilion and all set to build your home or vacation cabin. Lots feature partial views of Lake Vermilion and/or two internal ponds. Lots include access to utilities including water, electric and sewer. Ownership of a lot includes common ownership of almost 30 acres of prime land with trails and 1200' of Lake Vermilion shoreline.

LOT MAP AND AVAILABILITY - See current map of what has been sold and what is still available. This map shows all the single lots. It also shows how they would be grouped if you wanted to purchase a double lot to build a larger footprint.

ASSOCIATION DUES - The Community Association covers all of the maintenance on the common area as well as basic lawn mowing and snow removal service on your lot. The Dues cover your water, sewer and garbage service too. It is so nice having all that taken care of for you! Relax, Play and Never, Ever Mow the Lawn!

The monthly association dues are \$55/lot up until your water & sewer are hooked up. (\$55/month for a single, \$110/month for a double) Once a home is hooked up to water and sewer it is \$250 for a single lot and \$365/month for a double lot.

AMENITIES - There are also walking trails, the Beach at Lily Pond, The Waters Club House with a big game room, community kitchen, screen porch with outdoor ping-pong table and seating. High Speed Internet, a small business center and large screen TV are planned for the Waters Club as well. The entire development is golf cart friendly and the Boat & Bike Club has peddle kayaks, bicycles and is growing. Docking options available too.

