



FREQUENTLY ASKED QUESTIONS

ABOUT WATERS OF VERMILION

What is WATERS of Vermilion?

A natural north woods lake home community that affords you the time to do what you love with those you love.

As a Maintenance-Free Lake Home Community, Waters of Vermilion residents own their lot and home along with 30+ acres of common area. The Community Association takes care of lawn care, snow removal, road and trail maintenance as well as all of the amenities.

Developed with care, this 30+ acre community includes over 1200' of shoreline on Lake Vermilion as well as two distinct inland ponds. All lots are on water or have water views and every lot has Lake Vermilion access. You own your lot, your home and 1/45th of the common areas

Waters of Vermilion is the perfect blend of privacy, security and community, loaded with amenities and without any of the chores.

So fish, boat, swim, hike, golf, ski or just hang out. At WATERS of Vermilion you have the time to do what you love with those you love.

Where is WATERS of Vermilion located?

Located on the Beautiful Shores of Lake Vermilion

Voted by National Geographic as one of the most scenic lakes in the United States! Lake Vermilion is approximately 40,000 acres of water with over 365 islands. It stretches for nearly 30 miles across the heart of Minnesota's Arrowhead Region. It is almost completely surrounded by the Superior National Forest and borders the Boundary Waters Canoe Wilderness Area. Lake Vermilion has the most shoreline of any lake in Minnesota and it is a great place to fish, boat, innertube, waterski and wake surf in the summer. In the winter, the Lake Vermilion area offers access to more than 1,000 miles of interconnected, groomed snowmobile trails and offers fantastic ice fishing.

WATERS of Vermilion is nestled on **Pike Bay, Lake Vermilion, Minnesota**, It is on the southern part of the lake and has over 1200 feet of majestic Lake Vermilion shoreline, private and common docks and over 30 acres of green space to Relax and Play!

This prime location offers convenient access to nearby towns and attractions:

- **1 mile** from **The Wilderness Golf Course & Fortune Bay Casino**
- **7.5 miles** from **Tower, MN**
- **25 minutes** from **Giants Ridge Golf & Ski Area**
- **30 minutes** from **Virginia, MN**
- **35 minutes** from **Ely, MN** (Gateway to the Boundary Waters)
- **1.5 hours** from **Duluth, MN**
- **3.5 hours** from **Minneapolis-St. Paul**

Air Travel:

- **Nearest Major Airport:** Duluth, MN
- **Nearest Local Airport:** Tower, MN
- **Float plan access directly to the development**

What makes this development unique compared to other properties on Lake Vermilion?

As a Lake Home Development, there are many substantial up-front cost savings, maintenance-free amenities to enjoy but not have to take care of, a maintenance-free lifestyle that embraces privacy, security, community, and Lake Life.

SUBSTANTIAL UPFRONT SAVINGS:

Roads are Already In Place

Municipal Quality, Community Water & Sewer already run to each lot – NO SEPTIC needed!

This is rare and a big savings to you.

Electric run underground to each Lot

Most lots ready to build

AMMENITIES:

Lake Vermilion Access – All lots have access to Pike Bay through the common area lakefront and community docks

30+ acres of common area is like living in your own park

Walking Trails throughout

2 inland ponds

Private Swimming Beach on inland pond

1200+ feet of common lakeshore

Community Dock with 4 community slips (Private Slips available)

The WATERS Club House with Community Great Room, kitchen, screen porch with seating and outdoor ping-pong table and lakefront yard and Fire Pit

Boat & Bike Club with kayaks, paddle boats and bicycles

Maintenance & Storage Building

Future Secure Boat/Trailer Storage Lot

YOUR FREE TIME:

Lawns are Mowed

Trails, Beach, Docks are maintained

Snow is removed

Simply take care of your home or hire one of our vendors to help – You get the TIME to do what you love with those you love and still have all the amenities at your disposal.

What is the history of the development?

The WATERS of Vermilion Community started as a vision for a serene, environmentally integrated residential Lake Home community. The project officially broke ground in 2004 with a mission to create a harmonious blend of modern living and natural beauty with both community and privacy. By 2006 Three homes had been completed and a fourth was ready to break ground.

Then came the real estate crash. One of the partners took the project over and rode out the real estate storm. Northern Minnesota was one of the last areas to rebound and most of the interest in the project shifted to a commercial level. Though briefly listed with a few different residential real estate brokers, the project pivoted from individual residential homes to commercial parties developing more of a resort type project.

This tied the development up over a few years. When the projects did not go through, it was clear that Waters of Vermilion was really meant to be a lake home paradise for owners who wanted the convenience and security of a community with the privacy of their own home that also includes the opportunity as an investment. WATERS of Vermilion was just slightly ahead of its time.

Over the years, the community is growing, attracting lake homeowners who appreciate the balance of comfort and ecological mindfulness, privacy and the maintenance-free convenience of a personal residence and investment opportunity.

What is the Current Status of the Development?

Currently 4 Homes are completed, and a 5th home will be done in Spring of 2025. One single lot and 3 double lots have been sold since being back on the market. As of the beginning of 2025,

there are 34 of the original 45 lots remaining that can be purchased as single, double, or triple lots. Builders are Welcome!

LOTS FOR SALE

What types of Lots are available in the development?

In this sustainable, cluster design, the lots are purposefully small and mostly for the footprint of your home. This saves on real estate taxes and allows for the most green space and privacy.

You can purchase a Single Lot, Double Lot or More depending on the size of the home you want to build.

What are the Lot sizes?

Single Lots range from 3800 - 8025 square feet with maximum hard cover of 65% of the square footage.

Are there specific characteristics to the available Lots?

The Neighborhoods

The LAKEFRONT - Lots 1-8 are on the Pike Bay Lake Front adjoining the common lakeshore area. They look directly onto Pike Bay and are nearest the Community Docks, ClubHouse and Fire pit.

LILY POND - Lily Pond is a part of Lake Vermilion, separated from Pike Bay with a wetland rich with wildlife and beauty.

Lots 9-17 are on the South side of Lily Pond and close to the Lakefront of Pike Bay **Lots 18-25** Are on the North side of Lily Pond with south facing views.

CRYSTAL POND – Crystal Pond is a natural spring fed pool with cool, clear water and a private swimming beach on the west side. It boasts magnificent rock formations and calm waters. Residents on the east and north side of the pond can install a private 30 sf dock for fishing, paddleboating or sunbathing. Crystal Pond is not connected with Lake Vermilion and the docks are separate from docks on Pike Bay.

Lots 26-29 are on beautiful geological rock formations on the south-east end of Crystal Pond and have beautiful sunset views.

Lots 30-35 are located on Crystal pond with walkable terrain to the pond allowing for a private 30 sf foot private dock. These lots have beautiful sunset views.

Lots 36-40 are on the North end of Crystal Pond with South facing views of it beautiful tranquil waters.

OSPREY PASS – Located on a ridge above Crystal Ponds Western side, these lots are in a private neighborhood with a real northwoods feel. Views of Pike Bay are visible between the treetops. The walking trail to the top of the beach runs along the road and through a beautiful picnic area looking down over Crystal Pond.

Lots 41-45 – West Ridge of Crystal Pond with views towards Pike Bay

What is included in the Purchase of a Lot?

Purchasing a Lot at WATERS of Vermilion includes:

Utilities and Infrastructure

Roads Already In Place to the edge of each lot

Community Water & Municipal Quality Sewer already run to each lot – NO SEPTIC needed!

This is rare!

Electrical is run underground to the corner of each Lot

Access to Lake Vermilion

Membership in the Waters of Vermilion Community Association, 1 membership per lot

Assistance/referral to Financing Options

Access to home building plans

Access to Purchase Private Slip

Most lots ready to build

HOMES

Are there Pre-Approved Models Available?

Yes! You May choose from our pre-approved home designs like the Aquila, The Pisces, The Corona, The Par 4, or the Lakesider

Can I Custom Design my home?

Yes! You may bring your own design subject to the reasonable architectural guidelines.

Are there any architectural or design guidelines for building a home here?

Yes, there are reasonable architectural guidelines to help keep the development looking compatible yet each home can be unique. Your design will have to be presented to the Community Association board or committee for approval before building.

Are RV's, Campers or Mobile Homes allowed?

WATERS of Vermilion is a community of quality, permanent buildings. Any non- permanent residential structures are not allowed to preserve the ambience of the neighborhoods.

What are the Maximum Hard Cover and Set Back requirements?

The Lot set-back lines is 1' however, The hard cover on each lot can be up to 65% of the total lot square footage. This allows flexibility on home placement and privacy from neighboring buildings.

Depending on the size of home you desire, some people choose to purchase 2 or 3 lots.

BUILDERS

You may use a referred builder, or you may bring your own builder. Homes must be completed within a year (depending on when the lot is purchased) or a variance must be requested. You must notify the Community Association President of your builder and request the Building Guidelines so your builder can be respectful of building hours, construction supply and trash expectations and any other community expectations.

Can I build my own home, or do I have to use a designated builder?

Each home must have professional, quality licensed construction and pass St. Louis County Occupancy Approval permitting while falling within the expected timeline of completion. You or your builder must meet these expectations.

What is the estimated timeline for construction?

The normal timeline is 1 year however, depending on when your lot was purchased, Builder availability or any other terms negotiated, there can be variances allowed in writing from the Community Association Board. The goal is to complete homes in a timely manner so as not to affect the peacefulness of the development and the enjoyment of other owners during construction.

AMMENITIES

What amenities does the community offer?

All owners enjoy Lake Vermilion Access – All lots have access to Pike Bay through the common area lakefront and community docks. Private Slips are available separately exclusively to owners

30+ acres of common area is like living in your own park reserve

Walking Trails

2 inland ponds

Private Swimming Beach

1200+ feet of common lakeshore

Community Dock with 4 community slips (Private Slips available)

The WATERS Club House with Community Great Room, kitchen, screen porch with seating and tournament outdoor ping-pong table

Lakefront Yard and Fire Pit

Boat & Bike Club with kayaks, paddle boats and bicycles

Maintenance & Storage Building

Future Community Sauna & Traylor Storage Lot

LAKE FRONT & DOCKS

How much lakefront access do homeowners have?

The Lake shoreline in Pike Bay on Lake Vermilion is a part of the common area and all owners have access to it. However, activity is focused around the WATERS Clubhouse and community docks. There is over 1200 feet of shoreline. Lily Pond is actually a part of Lake Vermilion only separated by a strip of natural wetland.

Can I have a private dock, or are there shared docks available?

The Community dock on Pike Bay has 4 community slips, first come first serve. There is no overnight mooring at the community slips. The Community Dock also provides access to the private slips. Private slips are licensed to the Lot Deed in perpetuity. They are purchased and maintained separately.

Private docks up to 30 sq. ft, are allowed on Crystal Pond for Crystal Pond owners where pond shoreline is present. They are purchased and maintained by owners and within the specifications of the Community Association.

Are there designated boat slips or marina services available?

Owners can Purchase a license to a private boat slip that is connected to their lot ownership in perpetuity, adding to the value of their home and lake experience. Aronson's Marina is a quick boat or car ride across Pike Bay with other marinas in proximate distance as well for boat slips, maintenance and storage. Don't miss the charming Ice Cream & Gift Shop at Birch Point

Marina!

RENTALS

Are there any restrictions on renting out my property (short-term or long-term rentals)?

Waters of Vermilion Owners are able to rent out their property with the following requirements:

- Must abide by St Louis County/Greenwood Township required permitting
- 2 night minimum stay for short term rentals
- Have rental agreements in writing and submitted to the Community association as required at that time.
- Owner's Tenants must agree to and abide by the Community Association Rules and Regulations.
- Any damages or disturbances are the responsibility of the owner.

OWNERSHIP & PURCHASING PROCESS

How do I purchase a lot or home in WATERS of Vermilion?

Contact BIC Realty for a visit!

Are there financing options available for purchasing a lot or home?

Yes, check with your agent at BIC for the most current information

The COMMUNITY ASSOCIATION

Upon closing, a lot owner automatically becomes a member of the Community Association. An Owner is given 1 vote for each lot they own. The Annual meeting is the second or third Saturday each November. Dues are based on the Community Association Budget and maintenance requirements. Any changes are voted on at the annual meeting.

What are the HOA fees, and what do they cover?

VACANT LOT DUES:

Up until you are hooked up to the Sewer System, and do not require lawn and snow related services, you will pay a reduced rate for Association Dues in 2025.

Vacant Lot - \$55/Month, per Lot (includes \$35 dues and \$20 to reserve fund)

This includes access and maintenance to all of the common areas and amenities but does not include any services on your lot(s).

BUILT LOT DUES:

Full Fees go into effect on the soonest of one of these events:

1. Your lot is connected to the sewer system
2. Your Lots require mowing/snow services
3. After a period of 1 year from date of purchase (depending on time of year) –

1 Lot - \$250/Month (Includes \$190 dues, \$40 water/sewer, \$20 reserve Fund)

2 Lots - \$365/month (Includes \$285 dues, \$40 water/sewer, \$40 reserve Fund)

3 Lots - \$480/month (Includes \$380 dues, \$40 water/sewer, \$60 Reserve Fund)

This includes access and maintenance to all of the common areas and amenities, weekly mowing of you main lot and partial mowing on additional lots (weather permitting), snow removal on roads and driveway with a 4" snow fall, small sidewalks will be shoveled within 24 hours. It also includes the \$40/month water/sewer bill and the contribution to the reserve fund.

Relax, Play and Never, Ever Mow the Lawn! TM

COMMUNITY & LIFESTYLE

Is this a year-round community, or is it mainly for seasonal use?

WATERS of Vermilion is a year-round community. TO many residents, it is their year-round home. For others it is a vacation cabin or investment income producing property.

Are there nearby restaurants, shopping, and entertainment options?

For quick supplies, the Y-Store is a top notch convenience and Liquor store only 3 miles away – about a 6 minute drive from WATERS of Vermilion.

The Nationally Known Wilderness at Fortune Bay Golf Course is 1 mile away just before arriving at the Fortune Bay Casino and marina.

With Tower MN just 7.5 miles away, (a 10 minute drive) there is shopping and many cute restaurants along main street as well as the Tower Train Museum.

A Local Favorite is the Vermilion Club, known for it's 24" diameter Bamboozler Pizza right up to great sandwiches and Priime Rib.

What outdoor activities are available in the area?

Fishing, Golf, Hiking, Bike Trails, Water Recreation, Wildlife centers & Museums

How far is the development from Tower and other nearby towns?

For Convenience - The "Y" Convenience & Liquor Store offers groceries, fishing supplies, a gift shop, Fuel and a liquor store only 3.1 Miles from WATERS of Vermilion.

7.5 Miles to Tower,

16.9 miles to Giants Ridge Recreational Area,

21.3 miles to Ely MN, gateway to the Boundary Waters Wilderness Area,

What local events or attractions are popular near Lake Vermilion?

The Native American Heritage Center, North American Bear Center and The Vince Shute Wildlife Sanctuary, US Hockey Hall of Fame in Evelyth MN, International Wolf Center, Dorothy Molter Museum, Golfing the Tirligy course at Giants Ridge and Fortuna Bay,

What kind of fishing opportunities are available on Lake Vermilion?

Lake Vermilion is a top fishing destination thanks to its diverse population of fish.

Summer Fishing: walleye, smallmouth and largemouth bass, musky, northern pike and many panfish.

Winter Ice fishing: Winter walleye, perch, northern, crappie and bluegill fishing.

WATERS of Vermilion - It's One in a Vermilion!