



## FREQUENTLY ASKED QUESTIONS

### **What is WATERS of Vermilion?**

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

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

As a Maintenance-Free Lake Home Community, Waters of Vermilion residents own their lot and their 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 1/45<sup>th</sup> of the common areas through your membership in the Waters of Vermilion Community Association.

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

Fish, boat, swim, hike, golf, ski, snowmobile 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 - Pike Bay**

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)
- **90 minutes** from **Duluth, MN**
- **3.5 hours** from **Minneapolis-St. Paul**

#### **Air Travel:**

- **Nearest Major Airport:** Duluth, MN
- **Nearest Local Airport:** Tower, MN
- **Float plane access directly to the development and service at the local airport.**

#### **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, lake access with private slips, a maintenance-free lifestyle that embraces privacy, security, community, nature 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

#### **LOCATION & ACCESSIBILITY:**

Easy to get to, accessible year round by road.

Near services such as marina, groceries & fuel

**AMENITIES:**

Lake Vermilion Access – All lots have access to Pike Bay through the common area lakefront and community docks, private slips are available too.

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

Walking Trails throughout

2 inland ponds

Private Swimming Beach on Spring fed Crystal 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 markets to rebound and in the meantime most of the interest in the project shifted to a commercial focus. Though briefly listed with a few different residential real estate brokers, the project pivoted from individual residential homes to commercial parties looking to develop more of a resort type project.

The commercial focus and sluggish (but reviving) market tied the development up for a few years. Residential prospects emerged and it became clear that Waters of Vermilion was really meant to be, as originally intended, a lake home paradise for owners who wanted the convenience and security of a community with the privacy of home ownership which includes

the opportunity as an investment with cash flow. WATERS of Vermilion was just slightly ahead of its time.

The community is growing and has attracted lake homeowners who are enjoying the balance of comfort and ecological mindfulness, privacy and maintenance-free convenience of a personal residence and investment opportunity.

## **What is the Current Status of the Development?**

Currently 5 Homes are completed as of 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 or double lots. Builders are Welcome!

## **LOTS FOR SALE**

### **What types of Lots are available in the development?**

Waters of Vermilion is intended to be a sustainable community and the “neighborhoods” incorporate a clustered design concept. The lots are purposefully small, slightly larger than the footprint of your home. The surrounding green space feels like walking out to a huge yard. This saves on real estate taxes and allows owners the most green space and privacy.

You can purchase a Single Lot, Double Lot depending on the space you desire or 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 Lots?**

### **The Neighborhoods**

**The LAKEFRONT** - Waters of Vermilion has more than 700' of south-facing shoreline on beautiful Pike Bay. The trail system follows the shoreline east and west from the large lawn at the Waters Club, allowing all WoV residents to enjoy the waterfront.

**Lots 1-8** are on the Pike Bay lakefront and abut the common area along the shoreline. Owners look directly onto Pike Bay and are nearest the docks (both Community Docks and

residents' Private Docks), the Waters Club and the Fire Pit. Owners enjoy the "feel" of lakefront ownership without the high taxes.

**LILY POND** - Lily Pond is part of Lake Vermilion and is separated from Pike Bay by a wetland, rich with wildlife and beauty. Raspberry Island lies in the middle of Lily Pond and is popular with the resident turtles and feathered friends.

**Lots 9 -17** are on the South side of Lily Pond and close to the Pike Bay Lakefront.

**Lots 18-25** Are on the North side of Lily Pond with South Facing views over Lily Pond and toward Lake Vermilion.

**CRYSTAL POND** – Crystal Pond is a natural spring fed pool with cool, clear water and a private swimming beach on the west side. It is a geologic dream and boasts magnificent rock formations and calm waters. Residents on the east and north side of the pond can install a private 30 sq.ft. dock (shoreline dependent, style approved) for fishing, paddle boating or sunbathing. Crystal Pond is not connected with Lake Vermilion and the docks are separate from docks on Pike Bay.

**Lots 26-29** are sited on beautiful geological rock formations on the south-east end of Crystal Pond and have beautiful sunset views. Private docks on Crystal Pond may not be available due to rocks & shoreline.

**Lots 30-35** are west facing on Crystal pond with walkable terrain to the pond allowing for a private 30 sq.ft. private dock. These lots have beautiful sunset views.

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

**OSPREY PASS** – Located on the ridgeline above Crystal Pond, these lots are in a private neighborhood with a real northwoods feel. Views of Pike Bay peek 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. The trail continues to the steps taking you down to Crystal Pond's private beach.

**Lots 41-45** – Situated amongst large pines atop the ridge of Crystal Pond with views towards Pike Bay and Daisy Hill.

## **What is included in the Purchase of a Lot?**

A Big Cost Savings! 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!

Sanitary stations throughout make connection a breeze.

Electrical is run underground to the corner of each Lot.

Hardline phone wires are 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, it needs to fall within the community's reasonable Architectural Guidelines.

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

Yes, there are reasonable Architectural Guidelines for the community 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 Architectural committee for approval before building.

### **Are RV's, Campers or Mobile Homes allowed?**

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

## **What are the Maximum Hard Cover and Set Back requirements?**

The Lot set-back is 1 foot and 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 or space you desire, you may purchase 1 or 2 lots.

## **BUILDERS**

You may use a referred builder or you may bring your own licensed 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 or Greenwood Township 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.

## **Are there builders you can refer us to?**

Yes! We have builder referrals based on what you are looking for. They are familiar with the property and architectural guidelines. They can work with your architect and some also have an in-house design team if you do not have an architect. They will help you from start to finish with a pre-approved home or a custom home. If you are interested, let us know and we will get you in touch.

# AMENITIES

## 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 outdoor ping-pong table

Lakefront Yard and Fire Pit

Boat & Bike Club with kayaks, paddle boats and bicycles

Maintenance & Storage Building

Future Community Sauna & Trailer Storage Lot

## LAKE FRONT & DOCKS

### How much lakefront access do homeowners have?

The shoreline is a part of the Waters of Vermilion common area and all owners have access to it, however, activity tends to focus around the WATERS Clubhouse, the large front lawn and the community docks. There is over 1200 feet of shoreline. Lily Pond is actually “lake bottom” and is therefore a part of Lake Vermilion separated from the main lake by a strip of natural wetland.

### How many community slips are 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.

### Can I own a private slip?

Owners can purchase a license to a private boat slip adding to the value of their home and lake experience. Private slips are licensed to the owner's Lot Deed in perpetuity. They are purchased, managed and maintained separately. See the Waters of Vermilion Community & Private Dock FAQ



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

**Are there marine services available?**

Aronson's Marina is a quick boat or car ride across Pike Bay with other marinas in proximity 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)

Vacant Lot Dues 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 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)

Built Lot Dues includes access and maintenance to all of the common areas and amenities, weekly mowing of your 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! <sup>TM</sup>**

## **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 Resort Casino and marina.

Tower, Minnesota is 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 its 24" diameter Bamboozler Pizza right up to great sandwiches and Prime Rib.

There are several museums and interesting places to visit within a 35 minute drive.

### **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 Trilogy courses: The Legend and The Quarry at Giants Ridge and The Wilderness at Fortune Bay.

### **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 outdoor activities are available in the area?**

Fishing, Golf, Hiking, Bike Trails, SnowMobiling, Water Recreation, Wildlife Centers & Museums

### **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.

There are several guides available to help find the best spots and learn the area.

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