

HOMESITES
FOR SALE

Waters OF VERMILION



Lake Vermilion
WATERS OF VERMILION



A Maintenance Free Lake Home Community

With utilities available at lot line, get a head start in both time and money in building your home.

VISIT WWW.BIC8.COM FOR MORE INFO.

Lots for Sale

- Lot 26 \$79,500
- Lot 36 \$115,500
- Lot 15 \$109,500
- Lot 18 \$119,000
- Lot 21 \$124,000
- Lot 41 \$135,500
- Lots 27&28 \$129,500
- Lot 5 \$139,900
- Lots 19&20 \$162,500
- Lots 22&23 \$164,500
- ~~Lots 6&7 \$199,900~~ **sold**

Listing Agent

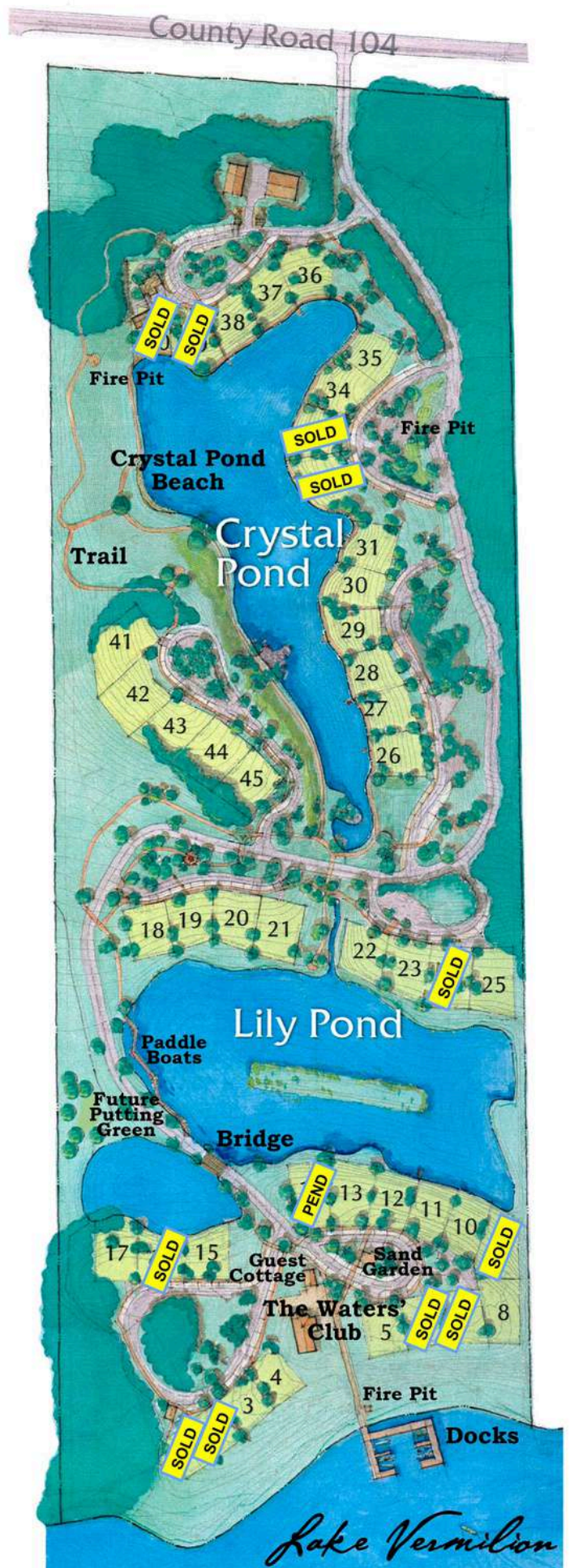
Julia Maki
Broker/Owner
B.I.C. Realty



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 at lot line. With utilities in place you can get a head start on building. 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, common sitting area, community kitchen, screen porch with outdoor ping-pong table and seating. Homes can have VRBO potential and property is located in an opportunity zone with potential tax benefits. Docking options available too. This development is near popular recreational areas including the BWCA, Fortune Bay, Giants Ridge and the Superior National Forest.

