

BIG SANDY DEVELOPMENT



FRACTIONAL OWNERSHIP DETAILS

Choose from many beautiful new Townhome's ranging in size from 2,100sq ft to 2,900sq ft with 3 to 4 bedrooms and 2 to 3 baths. Prices range from \$119,900 to \$129,900 (per quarter share) furnished. All Townhome's are located within this wonderful new resort on Big Sandy Lake - voted one of Minnesota's premier **"FIVE STAR"** lakes.

The Facts:

- Own ¼ share of a Townhome and receive full title and warranty deed.
- Quarter Shares can be financed, sold, rented for income, etc.... like most real estate.
- Buyers have an option to own ¼ ½ ¾ or a full unit as desired.
- Units come fully furnished and equipped for use.
- 13 full weeks available to each ¼ share owner each year.
- Competitive bank financing available
- Very low monthly fees: HOA fee \$60/month - Includes exterior maintenance, lawn care and snow removal, insurance and amenities fees.
- Utilities \$50/month estimated - includes water, sewer, gas and electric.
- Property taxes \$40/month estimated.
- Interior maintenance/replacement \$25/month.
- Additional cleaning fees may apply after private use.

You Get:

- 13 full weeks per year available to owner for private use or for income in our rental pool.
- 100% maintenance free living
- Full access to all resort amenities:
 - Pool / Hot-tub
 - Sauna / Work out facility
 - Valley ball court / playground / walking paths
 - 1,500' of beautiful shoreline with nice sand beach
 - Private Boat launch / docks / water toys
 - Sliding hill / skating rink / fire pit / and more...
- Additional Resort Features:
 - Bar, restaurant, hotel, banquet center and gift shop
 - Boat and snowmobile storage, service and rental
 - 38 slip marina with 24 hour premium gas year round

Contact us for additional information or a personal tour.

Big Sandy Lodge & Resort

Don Proulx, Owner

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www.BigSandyLodgeandResort.com