

THREE BEDROOM HUDSON BAY CABIN

1544 SQUARE FEET W/ OPTIONAL SCREEN PORCH



EXTERIOR

- Board & batten with cedar lap siding and log accents at the center entrance and gable
- Professionally designed landscape plan
- Forty-year Timberline asphalt shingles
- 2 x 6 exterior walls with vapor barrier
- Wood deck or paver patio
- Environmentally sensitive treatment of storm water from buildings
- R51 ceiling insulation



TrappersLandingLodge.com

1812 Merit Road NW Walker, MN 56484

INTERIOR - Main Level

Great Room

- Stone surround fireplace
- Flat screen TV/DVD with satellite system
- Plush carpeting
- Comfortable seating for five
- Tongue & Groove wood ceiling

Kitchen/Dining

- Cutlery, crockery and glassware for six
- Custom wood cabinetry
- Full compliment of counter appliances
- Tile flooring
- Appliances - (stainless steel package optional)
- Dining room table for six

Master Bedroom & Bath

- King size bed with down blanket and custom bedding
- Flat screen TV/DVD with satellite system
- Private bath with tile floor, designer counter/vanity and walk-in shower
- Private walk-out to patio

Screen Porch

- Wicker love seat and chairs
- Decorator ceiling fan
- Tongue & Groove interior walls and ceilings

Owner's Utility Room

- Washer and dryer
- Storage locker
- Gas furnace, forced air and central air

INTERIOR - Upper Level

Master

- King size bed with down blanket and custom bedding
- Flat screen TV/DVD with satellite system

Guest

- Full-size bed plus single size bunkie to sleep three

Full Bath

- Double sink vanity
- Tub with shower
- Tiled flooring



Property Highlights

- Gas furnace, forced air and central air
- Screened Porch with seating for 4, ceiling fan and gas grill
- Stone surround fireplace in Living Room
- 4 Flat screen TV/DVDs with satellite system
- Eat-in Kitchen with seating for 6
- Full Kitchen includes designer stainless steel appliances
- Cutlery, crockery and glassware for 6
- Master Bedroom with King-sized bed
- Master Bathroom with tile floor and Walk-in Shower
- Upper-Level Master with King-sized bed
- Guest Room with Full-sized bed and Single alcove bed
- Full Bathroom with tub/shower combo and double sink vanity
- Owner's closet with washer and dryer

Resort Amenities

- Pro Shop - Over \$100,000 in Gear to use - Pro Shop Stocked with Rods, Reels, Yeti Coolers & more.
- Marina Facilities Rental Priority
- Reservation Rights to Group Space in Historic Lodge
- Special VIP Discounts at Reeds Family Outdoor Outfitters
- Activities - All Resort Activities Included

Association Amenities

- Swimming Pool, Beach, Sauna & Recreation Building
- Firewood in Fire Pits
- Refuse Removal
- Snow & Ice Removal
- Grounds & Lawn Care
- Sewer & Water
- Common Area Property Management, Taxes & Insurance

Note: Capital Improvements approved by the Association are assessed as additional amounts when they occur.

Ownership Investment - Monthly

Association Expense: \$397/month

See Resort Amenities and Association Amenities items above.

Unlimited Ownership

Owners own their lake home completely, free and clear, including fee title to the land. An owner may live on the property as much or as little as they wish. Property owners are members of a common association, which cares for the common grounds and handles the management of the property.

Rental Program

Rental of the home is permitted. All rentals are managed by the resort management company, which handles all bookings. It is preferred, but not required, that the owner enrolls in the Rental Program. If in the Rental Program, the owner will maintain the format and layout of the home, but may customize to their liking, with approval. When in the Rental Program, certain interior utilities will be paid and provided by the resort management company to maintain consistency in the resort rental accommodations, like TV, Phone, and Internet Service providers. So that bookings can be planned, the Rental Program is a two year term.

We facilitate all critical management functions relating to the owner's investment lake home. When the owner is absent, we rent the home as a resort property and split the revenue 50/50 with the owner, after housekeeping and changeover expenses are paid.



Making it easy to make memories with Family & Friends in the Outdoors.



Rental Program Available

Rental of the home is permitted, but all rentals are managed by the Trapper's Landing resort management company, which handles all bookings (VRBO and other owner-direct rentals are not allowed). It is preferred, but not required, that the owner enrolls in the rental program. If enrolled in the Rental Program, the owner will maintain the format and layout of the home, but may customize it to their liking, with approval. When enrolled, certain interior utilities will be paid and provided through the resort management company to maintain consistency in the resort rental accommodations, like TV, Phone, and Internet Service providers.

So that bookings and marketing can be planned, the Rental Program is a two-year term. When the owner is absent, we rent the home as a resort property and split the revenue 50/50 with the owner, after housekeeping and changeover expenses are paid (see details below). If enrolled, the owner books their time on the resort calendar on a rolling calendar that allows the owner to book before any potential guest rentals. The Owner books out 13 months in advance or more, while rental guests can only book 12 months in advance.

Potential earnings after expenses and the split with Trapper's Landing Lodge, puts \$8,000 - \$30,000 in your pocket!

Changeover Expenses

Changeover expenses include linens changes and laundry (\$22.50), plus Credit card and booking fees vary from 2-5% based on how the rental guest books and pays.

Housekeeping Cleaning Fee Schedule

3BR Lake Home or Hudson Bay (3BR or 2BR) - \$150.
1 Bedroom Lower or 2 Bedroom Suite - \$85.
Lake Home Suite - \$45.
Lake Home Guest Room - \$40.