

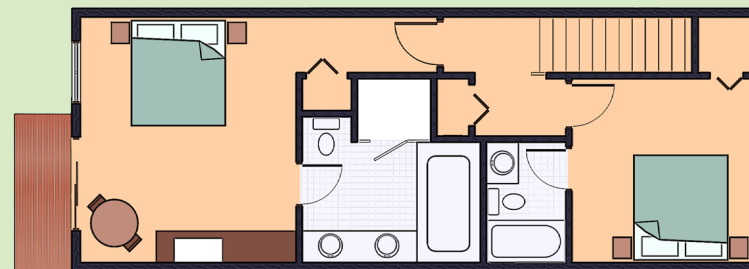
THREE BEDROOM LAKESIDE HOME

2040 SQUARE FEET

MAIN LEVEL



UPPER LEVEL



EXTERIOR

- Board and batten and shake-style siding
- Forty-year Timberline asphalt shingles
- Lakeside wood deck (upper level)
- Environmentally sensitive treatment of storm water from buildings
- Professionally designed landscape plan
- 2 x 6 exterior walls with vapor barrier
- R51 ceiling insulation
- Anderson® windows

INTERIOR - Main Level

Great Room

- Stone surround fireplace
- Plush carpeting
- Surround sound stereo
- Tongue-in-groove wood ceiling
- Flat screen TV/DVD with satellite system
- Telephone / ethernet wiring
- Dining for 8

Kitchen/Dining

- Designer stainless steel appliances
- Custom designed wood cabinetry
- Granite-style island counter-top
- Island w/seating for 3
- Designer coffee maker, blender, toaster and appliances
- Cutlery, crockery and glassware for 8
- Tile flooring

Master Bedroom & Bath

- King sized bed
- Tile & stone flooring in bath
- Tiled walk-in shower
- His and Her sinks
- Custom designed steam shower
- Custom vanity
- Armoire with TV and DVD

Patio

- Lakeside paver patio
- Patio furniture for 4
- Gas Grill

Owner's Utility Room

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

INTERIOR - Upper Level

Master Lakeview Suite with Bath

- King-size bed
- Microwave, toaster, coffeemaker, mini-fridge, dishes/glassware for 2
- Private bath with tile floor, designer counter/vanity with double sink, double whirlpool tub, walk-in tiled shower.
- Stone surround gas fireplace
- Flat screen TV/DVD with satellite system
- Lakeside walk-out balcony

Guest Bedroom with Bath

- Queen-size bed
- Flat screen TV/DVD with satellite system
- Coffeemaker
- Private bath with tile floor, designer counter and tub.



TrappersLandingLodge.com

1812 Merit Road NW Walker, MN 56484



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: \$500/month

See Resort Amenities and Association Amenities items above.



Property Highlights

- Gas furnace, forced air and central air
- Patio with furniture for 4 and Gas Grill
- Stone surround fireplace in Living Room & Lakeview Suite
- 4 Flat screen TV/DVDs with satellite system
- Dining room with seating for 8
- Full Kitchen includes designer stainless steel appliances
- Granite-style island counter-top w/seating for 3
- Cutlery, crockery and glassware for 8
- 2 Bedrooms with King-sized beds
- Guest Room with Queen-sized bed
- Master Bathroom with tiled walk-in steam shower plus His and Her sinks
- Lakeview Suite Bathroom with double sinks, walk-in shower & whirlpool tub
- Lakeview suite has walk-out lake view balcony
- Owner's closet with washer and dryer

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.