

By the lake, and an easier NO WORK LIFESTYLE:

- A waterfront development lying directly on the east shore of Lake Irving within the City of Bemidji. **Other condos in the Irvingboro area do not own waterfront and must drive to the marina for boating use.**
- Each home is part of a twelve unit condominium (common interest community). As a condominium, residents own the inside of their unit, the structure and grounds are owned and managed by an owners' association.
- All outside work will be done for Shoreacres residents as part of a monthly condo fee.

Lakes Irving/Bemidji:

- Shoreacres Gardens enjoys 140' of OWNED, PRIVATE, quality sand bottom shoreline on Lake Irving.
- Lake Irving (the first lake on the Mississippi) is a small lake with about 660 acres, and is connected by a short, easily navigable river channel to much larger Lake Bemidji (6500 acres). Click on additional lake information in Irvingboro lakeside neighborhood (www.bestofthenorth.com)

Neighborhood:

- Shoreacres Gardens may be the last major project to be built in the Irvingboro neighborhood, which has been constructed all new since 1992.
- This new condo development lies adjacent to the south of Lakehaven Condominium and just west of other condos/CICs.

Site features:

- A new seasonal boat dock has been installed on the lake frontage with 10 boat slips available for Shoreacres owners (a private marina). A crank up lift is required.
- There is a large, open, commons area by the lake for games, campfires, picnics, and off-season lift storage.
- The five plus acre site will be limited to only 12 well spaced condo units, is wooded with several scenic oak groves, and has plenty of lawn area for recreation. The property is fairly level but gradually slopes down toward the lake starting by units 5/6 and 7/8.
- Shoreacres has all new city sewer and water mains, and normal city services (all underground) for electricity, natural gas, phone and cable (including fast internet).
- Each townhome unit has its own separate utility connections and metering.
- Several attractive flower gardens have been placed on the property to enhance the quality appearance, lighted brick entry gates and an irrigation system will keep the grounds looking good.
- Two 20' wide private asphalt streets (Shoreacres Ct. and Old Rail Way) with street lighting will provide access to the units.

Standard Construction:

- Primarily 2 x 6 exterior walls (R19 insulation), R50 ceilings
- Prefabricated floor and roof trusses, CertainTeed Landmark shingles
- Vinylite high performance casement windows and doors
- Full, insulated concrete form (called ICF – poured concrete in foam shells) basements cost more but provide warm, dry lower levels. Units 1-3 have 8' clear ceiling height, egress window for another bedroom; basement bath stubbed in, and is ready for framing and finishing. Units 11 &

12 use the same construction but have about a 4' crawl space with concrete floor because of lower elevation above the lake.

- A valued builder specialty: Construction with absolutely **NO ENTRY STEPS** on the main level.
- A host of amenities include oak six panel doors and oak trim, 9' ceilings, extra large windows for light and view, and unique closet pantry in deluxe kitchen
- Insulated and finished attached double garage (8' height door) with opener
- High efficiency forced air gas furnace, air exchanger, and central air conditioning
- Oak kitchen cabinetry and counter seating, big closets with wire shelving
- All kitchen appliances included (range, refrigerator, microwave, dishwasher)
- Quality neutral color nylon carpeting, and 15 year wear surface vinyl, off white interior wall paint color.
- "Shakertown" grey vinyl shake siding with white accents, soffets and gutters (will provide different look to this development)
- Extraordinary landscaping includes sod and seeded lawn, Norway pines, Spruce and leaf trees, perimeter shrubs and crushed rock around units.

500, 502, 504 Shoreacres Ct. SW (Units 1-3) (Unit 4 (506) is SOLD)

- Our most affordably priced complex consists of four attached, side by side townhomes
- Units 1-4 have a uniquely angled design for increased privacy
- Large, covered, southwest facing SUN PATIOS look out toward a nice grove of oak trees between the units and Rako Street
- The very spacious, main level interior layouts have 1,734' or 1,742' (end units) of finished space (exterior dimensions) and open design living area. By finishing the basement total usable square footage would be almost 3,500', generous living area by any standard.
- The interior plan is similar for each of these four units with 2 BR, 2 BA (master suite), kitchen, den, and central living room all on the main level. You'll also appreciate the walk through master bath opening directly into the laundry and more.

513 (unit 5), 515 (unit 6) Shoreacres Ct. SW (BOTH SOLD)

- Twinhome in premium lake view location (more expensive units) overlooking lake and commons area. Both units were pre-sold.

519 (unit 7) and 521 (unit 8) Shoreacres Ct. SW (BOTH SOLD)

- Larger twinhome close to lake and commons, special daylight window basement

914 (unit 12) and 916 (unit 11) Old Rail Way

- Twinhome units 11 & 12 close to lake to be constructed in '08 have angled lake view across the commons park
- These new units now underway have two levels with 3 BR, 2 ½ baths, similar construction as other homes except no basement (heated crawl space for storage). Master suite on main, other bedrooms up.
- The two story homes will enjoy more finished above ground living space than the other condos (see plan 1,558' main + 681' up – total 2,239' finished). Wonderful covered patio toward commons/park. Very private setting.

928 (unit 10) and 930 (unit 9) Old Rail Way

- Two level plan not yet developed. Builder will be happy to design to fit your needs.

Options:

Gas fireplace \$ 4,000
Basement finishing:
(BR, BA & family room) – units 1-3 only \$24,000

Completion Date: All new construction: Units 11/12 available for Sept/Oct occupancy

Pricing:

#500 (end unit with more windows) \$249,500
#502 & 504 (interior units) \$244,500
#914/916 (under construction – more finished space) \$309,500

Street and Utility Assessments:

- City of Bemidji (15 yrs/ 8% with RE taxes) \$4,650 (payable by buyer over time or pre-payable at any time)

Condominium Maintenance Fees: (monthly) \$185

Includes structure insurance, lawn care, snow removal, street lighting, irrigation system, dock installation/removal, etc.

Estimated Real Estate Taxes: +/- \$3,000 – 3,800 depending on price
Assessor estimate based on '08 homestead rate, does not include assessments

Owner/Developer/Builder:

Woytassek Custom Homes, Inc.
P.O. Box 1633
Detroit Lakes, MN 56502
Developer and builder of numerous Irvingboro projects

Documents Necessary:

Potential purchasers must receive, review, and approve Shoreacres Condo disclosure documents.

NOT AVAILABLE THROUGH THE MLS

Best of the North Real Estate Company, agent for seller

Shown by appointment ONLY

For additional information contact:

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