

Shoreacres Gardens Condominium

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 structures and grounds are owned and managed by an owners' association of which each owner is a member.
- All outside work is 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. The city is proposing a residential project for the former MnDot work yard now being removed across Rako Street to the south.

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 now keeps the grounds looking good.
- Two 20' wide private asphalt streets (Shoreacres Ct. and Old Rail Way) with excellent 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 ready for framing and finishing. Although some owners do not need the extra basement space, resale to future owners is enhanced because of the potential use.
- 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 (provides 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)

- 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.

SOLD UNITS:

Units 4, 5, 6, 7, 8, 11 and 12 have been sold

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

Split level (2 levels) plan with more finished space will be the final units. See plan and purchase now to finish the interior your way.

Options:

Gas fireplace	\$ 4,000
Basement finishing: (BR, BA & family room)	\$24,000

Pricing:

#500 (end unit with more windows)	\$249,500
#502 & 504 (interior units)	\$244,500
#928/930 pricing yet to be determined	

Builder will consider Contract for Deed or other possible financing options to assist qualified buyers

Street and Utility Assessments:

- City of Bemidji (15 yrs/ 8% with RE taxes) \$4,650 on units 1-3
(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: About \$3,100 depending on price. Assessor estimate based on `10 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:

Mike Ettesvold



503 Irving Beach Drive SW

Bemidji, MN 56601

(218) 444-4100

www.bestofthenorth.com