

## W9070 Site 15S Cottage - Things to know

### Ownership / Legal

- Purchase includes **cottage only**
- Cottage is on land that is on a **5-year lease with Hoefft's Resort**
- **No land ownership** included with purchase means **No Property Taxes**
- **No deed is transferred**
- Similar to a **seasonal campsite setup**, but with a **stick-built cottage (not a camper)**

### **\$ Fees / Terms**

- One time Purchase price for Cottage + 2 Sheds
- Yearly site fee applies - See Cottage lease

### Access & Amenities

- Full access to Hoeffts Resort amenities:
  - Store, Beach, Laundry, Bar & Grill, Boat launch, Play areas, Trash/Recycling pickup, Etc.

### Cottage Details

- Cottage is **stick-built**
- Built on a **concrete slab**
- 2 Bedrooms, 1 bathroom with Shower, Kitchen, Dining Area, Living room, Free Standing Stove
- Includes: All furniture, all contents of 2 sheds, lawn mower, dishes, Refrigerator, patio set, swing
- Owner has owned it for **25 years**

### Leased Lot Details

- Private access to lake frontage
- Patio
- Firepit
- Parking spot
- 2 sheds owned by Cottage Owner

### Utilities & Systems

- Cottage Has:
  - Water via hose setup **May 1 – October 15**
  - Electricity
  - Plumbing
  - Cable TV
  - Internet
  - Propane
  - **Holding tank (no septic system)**

### Important Notes

- Not traditional real estate transaction (no land, no deed)
- Seasonal-style use
- Utility setup is more like a campground than a standard home