

# VACATION COTTAGE PARK MODEL - OWNERSHIP OPTIONS -

Simple financing - No Real Estate Tax - Small Land Lease - Resort Amenities - Community



1

**BILLIE**  
STARTING AT \$125,000

**KEY FEATURES:**

- Observation Deck
- Solid Surface Countertops
- Master Bedroom & Loft
- Vaulted Ceilings



2

**SHELLEY**  
STARTING AT \$96,000

**KEY FEATURES:**

- Queen Master Bedroom
- Large Bathroom
- Bunkroom & Large Loft
- Tons of Natural Light



3

**ALLEY**  
STARTING AT \$70,000

**KEY FEATURES:**

- Cozy Living and Kitchen
- Washer & Dryer hookup
- Master Bedroom
- Large Bathroom

Your Getaway Starts Here. *Say Yes Today!*

# COSTS

## 1. INITIAL PURCHASE COST OF PARK MODEL VACATION COTTAGE

### INCLUDED

- ✓ Residential Upgrades
- ✓ Inspection & Checks
- ✓ Propane & Hydro Connections
- ✓ Major Kitchen Appliances
- ✓ Warranty
- ✓ Transport / Site Setting
- ✓ 8 Total Registered Guests Per Seasonal Account

### NOT INCLUDED

- ✗ 6-Month Seasonal Site Fee
- ✗ Insurance
- ✗ Additional Decking
- ✗ Mini Split Install

### UPGRADES OPTIONS

- ◆ Electric Fireplace
- ◆ Stackable W/D
- ◆ Pine Board
- ◆ Solid Surface Countertops for Shelley and Alley
- ◆ Stainless Steel Appliances Upgrades
- ◆ Furniture

## 2. ANNUAL RUNNING COSTS

- |                            |                                      |
|----------------------------|--------------------------------------|
| • Seasonal Site Fee        | <b>\$4,400- \$10,500</b>             |
| • Electricity              | <b>Typical annual spend \$450</b>    |
| • Water & Waste Management | <b>Included in Seasonal Site Fee</b> |
| • Insurance                | <b>Typically \$450 - \$850</b>       |

## 3. PAY CASH OR USE FINANCING

Inquire with us for more information on financing!

# WHAT SHOULD I CONSIDER WHEN BUYING A PARK MODEL COTTAGE?



## PROPERTY LOCATIONS:

- Pearl Lake Beach: South Beloit, IL
- Fox Bluff RV Resort: Yorkville, IL
- Fox Creek RV Resort: Millbrook, IL
- Holiday Shores RV Resort: Durand, MI