

Sundance Ridge Condominiums - Condo #825

This move-in ready 2 bed, 2 bath lower level lakeview condo (#825) on the Whitefish Chain offers everything you need to kick back, relax, and enjoy the best of Crosslake year-round.

Highlights:

- Includes your own BOAT SLIP on Crosslake- Whitefish Chain offering 14 interconnected lakes, 13,500+ acres of water and 115+ miles of navigable shoreline
- Lake view with Amazing Sunsets
- Cozy fireplace, washer/dryer & 1-stall garage
- Private lower-level unit with covered patio & gas grill
- Access to indoor pool, sauna, hot tub, beach, gym & more
- Access to Sundance Firehall Gym & Lounge
- Hassle-free ownership with lawn care, snow removal & upkeep handled for you
- Short walk or boat ride to Zorbaz, The Wharf, Moonlight & downtown Crosslake fun
- Pet-friendly community with trails & green space
- Property currently enrolled in rental management program with Woods to Water management
- Sold Fully Furnished

Rental Management Program

- The on-site management company, Book The B.L.A., handles critical management functions including marketing, reservations, check-in services, housekeeping, maintenance, security, etc. They also maintain the SunDance Ridge website and admin for reservations that channel through it. The website also maintains a small profile of each unit. *Please note: you are not required to enter into the rental program if you'd like to make this your personal vacation home. There are currently (3) year-round residents.*
- **Split:** All reservations are done by Book The B.L.A. and there is a 70/30 revenue split. ALL rentals must go through the Rental Management company approved by the Association, Book The B.L.A. www.BookTheBLA.com
- **Rates:** <https://www.sundanceridge.com/>

2025 Rental Data (Total = \$17,776)

- Feb 3 days \$523
- Mar 2 days \$349
- Apr 3 days \$418
- May 4 days \$837
- June 8 days \$2794
- July 17 days \$5938
- Aug 11 days \$3842
- Sept 3 days \$630
- Oct 7 days \$975
- Dec 31 days \$1470

Ownership Costs (HOA fees, Utilities, etc.)

- HOA fees: \$695/month
- Gas: approximately \$70/month
- Electric: approximately \$26/month
- City (water/sewer): approximately \$65/month