

KAVANAUGH'S

SYLVAN LAKE RESORT

IN THE HEART OF THE BRAINERD LAKES AREA



... A WORLD APART...

LET US SHOW YOU HOW TO MAKE IT YOURS!

KAVANAUGH RESORT PROPERTIES

Kavanaugh's Resort Vacation Development

Pricing from
\$199,000

- Why work on your vacation home when you can make it work for you!
- One, two and three bedroom cottages or townhomes completely furnished and equipped.
- All facilities maintained by Kavanaugh Resort Properties
- Full rental management available from Kavanaugh Resort Properties

CONTACTS

Kavanaugh Resort
Properties
1685 Kavanaugh Drive
East Gull Lake, MN 56401
218-829-5226
800-562-7061

Mark Kavanaugh
Broker
mark@kavanaughs.com



*A chance to own a
beautiful vacation
property on spectacular
Sylvan Lake with
great rental
opportunities.*

Kavanaugh's Resort has been a part of the Brainerd Lakes Area for 50 years. The resort has offered managed townhouse rental on the property for most of those years. Now, Kavanaugh's has expanded the individually owned property management concept to include the entire 23 acre resort property. Most of the resort's cottages and townhomes have been made available for purchase since 2006. The entire resort complex was reshaped with ponds connected by streams meandering throughout the property. Waterfalls were created to enhance the natural setting and provide a relaxing backdrop to the beautifully landscaped grounds. Nearly a mile of paved walking and biking trails has been added to wind throughout the resort to enable guests to enjoy the natural surroundings. An additional nine miles of paved trail are connected on adjoining public land. The pool complex features an indoor pool, outdoor pool, fitness area, laundromat and game room.



1100' of Shore—23 Acres

All of the vacation units offered are completely furnished and equipped with high quality commercial grade furnishings that are built to stand up to rental standards. The resort features a tennis court, basketball court, two playgrounds, campfire areas and two beautiful sand beaches. Our marina features rental boats and pontoons or you can bring your own boat. For winter enthusiasts, the resort features cross-country skiing, snowmobiling, snowshoeing and ice skating for a complete year-round experience.



“ The Cottages 3-Bedrooms “



“ The Westwood 2-Bedrooms “

Frequently Asked Questions

How many times can I use my vacation home?

In order to be a part of the rental program, you are allowed up to 30 days of personal use from May 15 to October 15th. Personal use during the remainder of the year is per the owner's and management company's agreement.

Can I rent my vacation home directly to someone else?

The Association has an exclusive rental agreement with a single management company. The contract does not allow owners to rent without going through the exclusive rental company.

Can I opt out of the rental pool?

Our units are rented out up to one year in advance so whether purchasing or opting out those reservations must be honored. The rental management agreement has an initial term of five years. You must renew on December 31 of each year for an additional two years unless cancelled in writing before December 31 of the third year.

Are there any charges when I use my vacation home?

You are charged a predetermined cleaning fee at the end of each stay.

Are pets allowed?

Because of the size of the facility and obvious liability issues, **pets are not allowed** on the grounds or in any individual dwelling.

What happens if my vacation home is never rented?

It is in the best interest of the management company to do all that is possible to market every unit. It is anticipated that tourism will continue to expand as lakeshore property is developed. There is no way of predicting the number of times a specific room type will rent. However, the facility is unique and the customer base is expected to expand.

When do I receive rent payments?

Rental statements and checks are furnished on a monthly basis.

Is financing available?

A list of local financial institutions will be provided to assist you with financing your vacation property.

Can I sell my vacation home at any time?

You may sell your unit at Kavanaugh's at any time you wish. If you desire assistance with the sale, Kavanaugh's will be happy to provide the listing through our on-site real estate service at very competitive commissions.

Can I change the furnishings in my vacation home?

The rental management agreement specifies that all rental units be furnished and maintained consistent to a set of standards developed annually between the management company and the owners association.

Will housekeeping service our vacation home each time we depart?

Each time an owner uses their unit it is cleaned and made ready for rental at the time of their departure. There is a fee, based on the size of the unit, assessed for this service..

Is there a capital replacement program that will update and maintain the furnishings, equipment, etc.?

The resort does not operate with a capital replacement fund. All repairs are handled through special assessments to the owners. As replacements are deemed necessary, owners will be advised and assessed for the repairs or replacements. Standard upkeep and maintenance are covered by the monthly maintenance fee.

Can I leave personal belonging in my cabin?

All units have a limited amount of lockable storage which owners may use for some personal items. The storage is either in the unit in the form of a locked closet, or in an adjacent building.

Who insures the building and furnishings

Property insurance, as well as liability coverages are negotiated by the rental management company and charged to the owners. It is strongly recommended that each owner carry an attachment on the homeowner's policy to cover their own liability.

Can this be used as a 1031 Exchange Property?

In most cases, yes. However, please check with a qualified, respected 1031 Exchange Company.



"The Cedarwoods " 3 Bedrooms

"On-Site Office at Kavanaugh's"



The Amenities

Kavanaugh's Sylvan Lake Resort

23-acre resort vacation home community at one of Minnesota's premier resorts.

* Premier vacation homes priced from \$199,000 to \$499,000.

* Enjoy the security of owning lakeshore property that typically outperforms other types of real estate.

* Not fractional time or timeshare, but whole property ownership you can call your own.

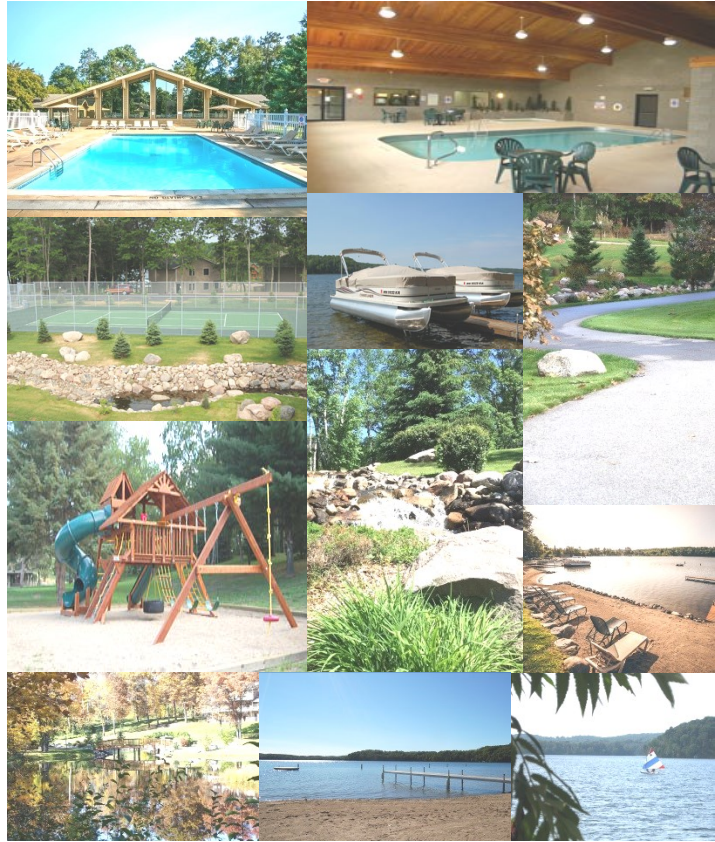
* Worry-free property management services include rental management, housekeeping services, check-in services, resort maintenance, landscaping, snow removal and refurbishing

* Use your home up to 30 days in prime season and still participate in the rental program

* Resort community includes indoor and outdoor pool complexes, two beaches, dockage and boat rentals

* Own vacation home property in the Brainerd Golf Trail area featuring premier golf at 18 courses with more than 300 holes

* Enjoy the amenities available throughout the famed Brainerd Lakes area including access to 450 area lakes and unmatched shopping in more than six resort community towns.



The Management Team

John Kavanaugh

President

John is responsible for the administration and management of the Kavanaugh development. John and his wife Vicki live at Kavanaugh's.

Mark Kavanaugh

Realtor/Broker

Mark's responsibilities are to assist buyers with the purchase of their Kavanaugh home. Mark and his wife Sue live at Kavanaugh's.

Dave Kavanaugh

Project Management

Dave is responsible for managing the Kavanaugh's building development. Dave and his wife Brenda live at Kavanaugh's. Dave is the Mayor of East Gull Lake, the community where we are located.

Tom Kavanaugh

Sales

Tom responsibilities are to assist buyers with the purchase of their Kavanaugh home. Tom and his wife Jennie live at Kavanaugh's.

When Kavanaugh's started in 1969, their goal was to provide a high-quality, special place to escape to. They created a family tradition of offering excellent service and first class lodgings to create thousands of satisfied customers. It's that same tradition of excellence you'll find in their resort development. In the design, construction and management of their resort vacation home community, the four Kavanaugh brothers have pledged the highest quality and finest service...so now you can call the Kavanaugh's tradition of excellence your own.

Property Management

Kavanaugh's skilled management team will assist Kavanaugh's vacation home owners with all their property management needs, from rentals to housekeeping, home maintenance to enjoying an array of resort activities.

Pricing and Availability

Unit	LOCATION	CURRENT LIST	STATUS
6103	Views	\$ -	UNAVAILABLE
6104	Views	\$ -	UNAVAILABLE
6105	Views	\$ -	UNAVAILABLE
6106	Views	\$ -	UNAVAILABLE
6107	Views	\$ -	UNAVAILABLE
6108	Views	\$ -	UNAVAILABLE
6109	Views	\$ -	UNAVAILABLE
6110	Pool Suites	\$ -	SOLD
6111	Pool Suites	\$ 199,000.00	AVAILABLE
6112	Pool Suites	\$ 199,000.00	AVAILABLE
6113	Pool Suites	\$ -	SOLD
6135	Pool Suites	\$ -	UNAVAILABLE
6136	Pool Suites	\$ -	UNAVAILABLE
6137	Pool Suites	\$ -	UNAVAILABLE
6138	Pool Suites	\$ -	UNAVAILABLE
6127	Cedarwoods	\$ -	UNAVAILABLE
6128	Cedarwoods	\$ -	UNAVAILABLE
6129	Cedarwoods	\$ -	UNAVAILABLE
6130	Cedarwoods	\$ -	UNAVAILABLE
6131	Cottages	\$ -	SOLD
6132	Cottages	\$ -	SOLD
6133	Cottages	\$ -	SOLD
6134	Cottages	\$ -	SOLD
6158	Cottages	\$ -	SOLD
6159	Cottages	\$ -	SOLD
6160	Cottages	\$ -	SOLD
6160	Cottages	\$ -	SOLD
6118	Westwoods	\$ 419,000.00	AVAILABLE
6119	Westwoods	\$ 409,000.00	AVAILABLE
6120	Westwoods	\$ -	SOLD
6140	Oaks	\$ -	SOLD
6142	Oaks	\$ 309,000.00	AVAILABLE
6144	Oaks	\$ -	SOLD
6146	Oaks	\$ 309,000.00	AVAILABLE
6148	Oaks	\$ 319,000.00	AVAILABLE
6125	Woods	\$ -	SOLD
6126	Woods	\$ -	SOLD
6123	Woods	\$ -	SOLD
6124	Woods	\$ -	SOLD
6121	Woods	\$ -	SOLD
6122	Woods	\$ -	SOLD
6115	Woods	\$ -	UNAVAILABLE
6114	Woods	\$ -	SOLD
6117	Woods	\$ -	SOLD
6116	Woods	\$ -	UNAVAILABLE

Subject to change without notice February 2021

THE VACATION UNITS

Kavanaugh's offer 7 different styles of vacation units that are sure to accommodate your needs.

The "Cedarwoods" are a
1200 sq. ft. four-plex with
3 Bedrooms and 3baths.
Priced at



3 BEDROOM • 3 BATHS
CEDARWOODS • UNITS 23 24 25 26

1200 SQ. FEET

Not Available

The "Cottages" are a 1497 sq. ft.
single unit with 3 bedrooms and 3
baths.
Priced at



3 BEDROOMS • 3 BATHS
COTTAGES

1497 SQ. FEET

Not Available

The "Wood" are a
1065 sq. ft.
townhouse with 3
bedrooms
and 2 baths.



3 BEDROOMS • 2 BATHS

1065 SQ. FEET

WOODS • UNITS 68 69 70 71 72 73 74 75 76 77



Starting At:
Not Available

THE VACATION UNITS

The "Westwoods" are a 1265 sq. ft. tri-plex with 2 bedrooms and 2 - 1/2 baths.



Starting At:
\$ 409,000.00

The "Views" are a 805 sq. ft. townhouse with 1 1/2 bedrooms and 2 baths.



Not Available

The "Oaks" are a 768 sq. ft. single unit with 1 bedroom and 2 baths.

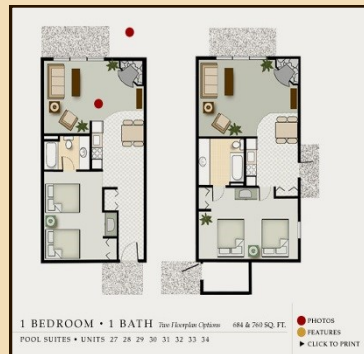


Starting At:
\$309,000.00

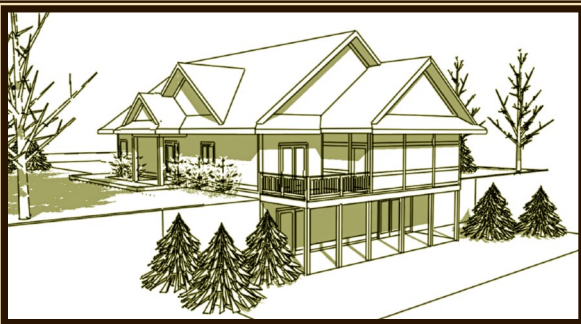
THE VACATION UNITS

*The "Pool Suites" are
a 684 sq. ft.
four-plex unit with 1
Bedroom and 1 bath.*

*Priced at
\$199,000*



Custom Built Cottages on our Resort Lots



*Imagine finding a location to
build your dream vacation cottage,
maintenance free, with all the
amenities of one of the Midwest's
finest resorts. That dream can now
be yours at a price that you didn't
think possible.*

*Kavanaugh's Sylvan Lake Resort is offering to you these beautiful
building lots with a choice of building options. These custom built
cottages are available in 3 or 4 bedroom designs with single garage and
interiors of your choosing.*



Call Us For More Information!

KAVANAUGH'S SYLVAN LAKE RESORT



*KAVANAUGH'S SYLVAN LAKE RE
SORT*

"A TRUE MINNESOTA RESORT"

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