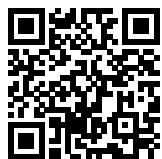


**x002461000 2br****Location****Ohio**  
<https://www.genclassifieds.com/x-510788-z>

Ready to move in and have some fun! Cottage remodeled in 2013 all new and ready to use, living room open to dining room, kitchen, 2 bedrooms, bathroom. New laminate flooring lr, dr, kit, new carpet bdrms. Propane stove & furnace & hot water tank. Refrig/new micro/stove and window a/c included. All new plumbing, wiring and 100 amp service....washer/dryer hook ups, mini blinds all windows, new insulated doors. ALL DRYWALLED no paneling. Updated the roof 3/4 of it is newer, vinyl sided low maintenance. SCREENED IN COVERED DECK/PORCH, shed, city water tank ALSO INCLUDES NEW ALUMINUM dock in 2013 (1 slip) . 50' walk to docks and water in a quite bay down towards RT 225 bridge. Private parking in your own driveway, space to store your boat or trailer.

Cottage was heavily insulated when remodeled, but can not be lived in year round, the corporation turns off the sewer/water lines in the winter. You can come out and primitive camp and ice fish. Can be used in winter with restrictions. With yearly fee, corporation provides paid sewer hook up, well water, maintenance of the common grounds. Small group of 12 owners own the land and form the corporation! Your purchase gives you a share of stock in the corporation; the 2 1/2 acres of land the corporation owns and you own the structure on your share. You also get a boat dock slip which is all aluminum and new in 2013. Yearly dues about \$600.

This is a private area, you make your own fun and enjoy lake living. There are no activities or lots of functions, it is a neighborly group of share holders who either have a cottage here or a camper. Enjoy your family and peace and quite together or share a campfire with neighbors. The By Laws allow you to

have guests bring their own camper or tent for maximum 2 week visits with some restrictions. From your dock you can swim, kayak, fish, tube or sail boat. Boat docks unlimited. City water and sewer hook up is also available. Trail near the lake. There are two beaches, a state park camp ground, boat launch, or paved roads for 15 miles. Most of the area is a national chain.

We own two shares; and have been in this campground about 13 years, we bought this cottage and remodeled it for our kids to use; however they relocated and aren't able to use it now, so we don't need to own two properties shares. We are retired and own a share 2 doors down and live here all summer long; so it is easy to show just call us for a time. If you drive by, stop at 144 Watson Road to meet us.

With the cottage/boat slip/dock purchase you receive a ownership share in corporation land; plus the structure on your area. Great summer retreat, 45 minutes to Akron, 30 to Canton, 45 to Youngstown.

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About 1 hr 20 minutes to Pittsburgh.....15 Minutes to Walmart, Giant Eagle, Road House or Restaurants in the city. Close to Hospitals. Isolated rural area but close to everything! Berlin Lake is an unlimited horsepower Lake with good fishing and dock is in a back bay near speed zone.

Possible owner finance 10% down; 15 yrs. under \$500 for monthly payments.

Many good family times can be had with a summer retreat! Other campgrounds on Berlin average about \$1500 + a year fees on small lots; plus additional add ons extra fees for trailer parking, golf carts etc, always lots more money; so in our corporation buy in you own and save money, resell when you don't need it anymore. Save \$\$\$ Text or call after 10 am up to midnight 330 671 22 five three..... Any questions about the lake, area or the cottage with boat dock slip; contact us. \$61,000 Drive by 149 Watson Road North Benton, OH (Deerfield)