

~Home or Home Away~



CHELAN WATERFRONT
CONDO DEVELOPMENT
OFFERING MEMORANDUM



C O N T E N T S

1) Executive Summary
* Investment Highlights

2) Survey
* Property Profile
* Location Overview

3) Conceptual Floor Plans

4) Pricing & Unit Matrix

5) Completed Clubhouse
* Marina, Clubhouse,
shared easement
* South Facing Aerial



Exclusively Offered by:

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Buyer & Buyer's representatives, consultants, accountants & legal team to independently verify all information with their architect.

**Windermere**
REAL ESTATE

**SCHUCHART**
HUTCHINSON

PROPERTY OVERVIEW

Unit Sizes

A & B Units 12 Units @ ~1,355 SF
2Bed/2Bath

E Units 3 Units @ ~1,750 SF
2Bed/2.5Bath

C & D Units 6 Units @ ~2,020-2,035 SF
3Bed/3Bath

F Units 3 units @ ~2,350 SF
3Bed/3.5Bath

Moorage Available For Purchase Or
Lease

Address 1328 West Woodin Ave
Chelan, WA

Structure & Parking 3 Levels Over
Underground Secured
Parking: 2 Stalls Per Unit

Timing Estimated
Completion: Q1 2021

Asking price See Matrix



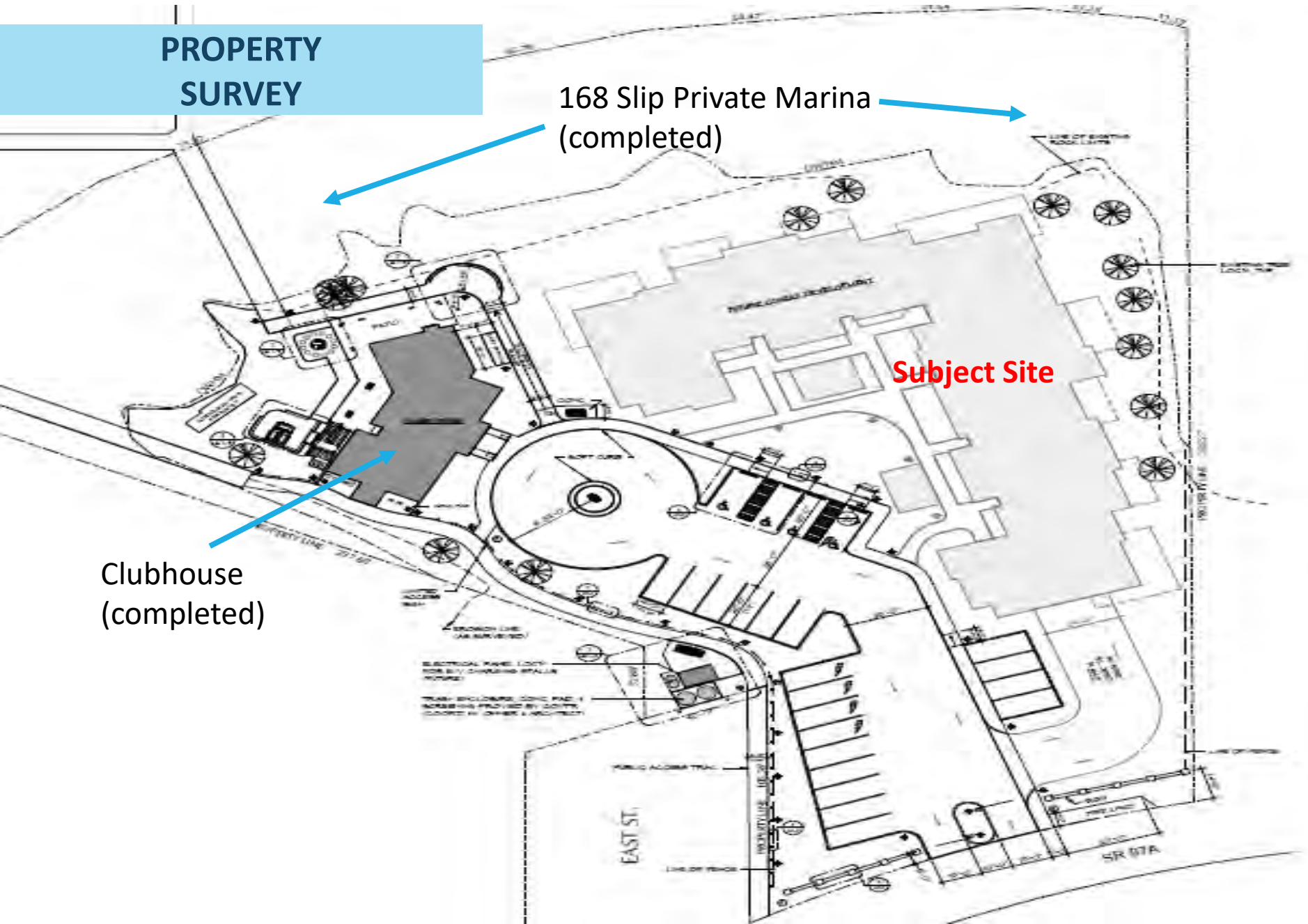
*Schuchart Hutchinson & Windermere are pleased to present a one of a kind opportunity on the south shore of Lake Chelan in Chelan County, WA. The just over 1 acre site sits directly adjacent to the recently completed 168 slip private Sunset Marina & Clubhouse with the opportunity for buyers to acquire waterfront living with the highest of quality construction on the Lake. With a limited quantity of only **24** units and situated less than one mile from downtown Chelan, the community is surrounded by local amenities including wineries, restaurants, water parks, public parks, family attractions as well as world class golf courses. Contact the listing agents for further information on this offering.*

PROPERTY SURVEY

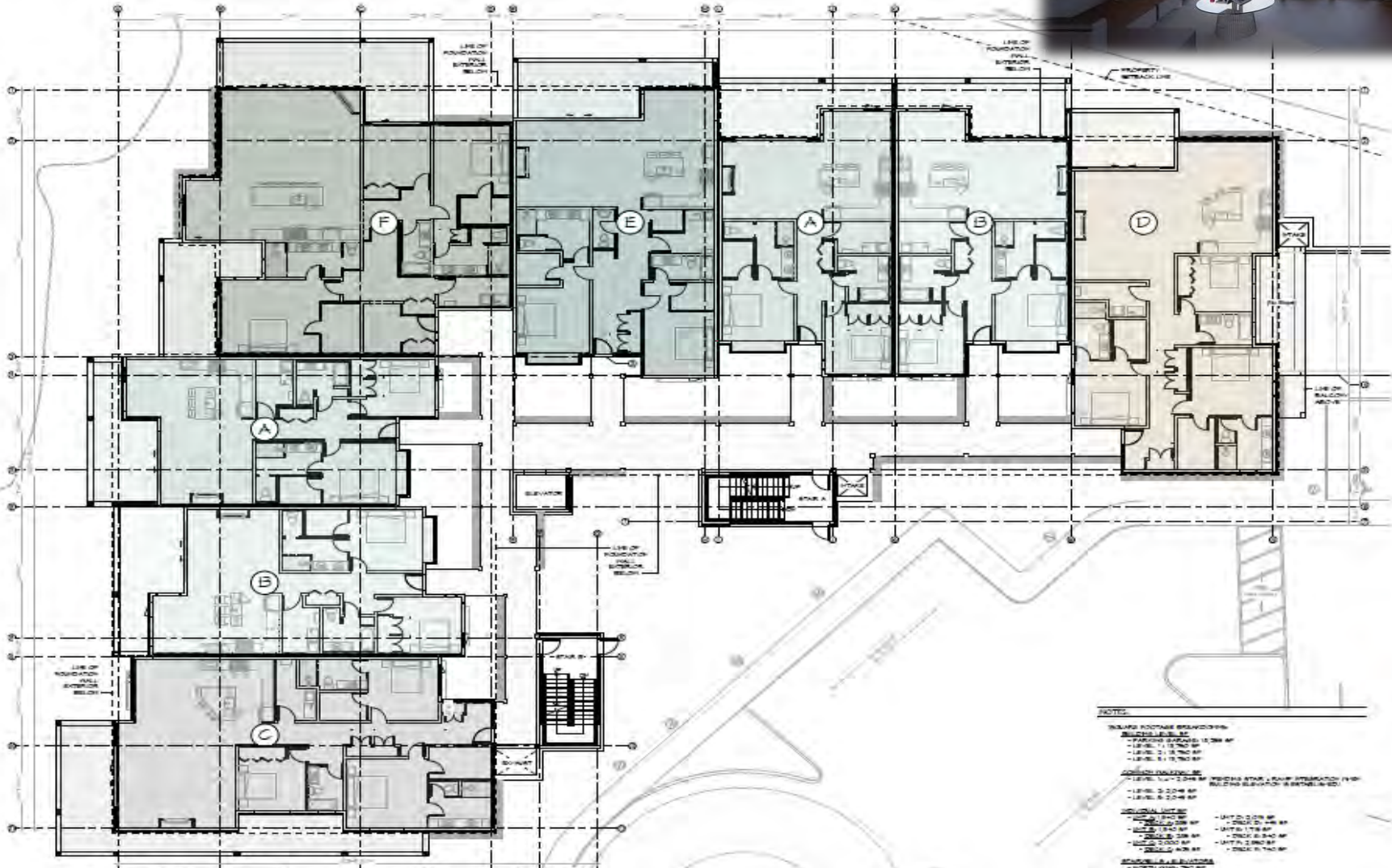
168 Slip Private Marina (completed)

Subject Site

Clubhouse (completed)



CONCEPTUAL FLOOR PLANS



FORTE TRACE PLC
SUNSET CONDOS
W. WOODIN AVENUE

ARCHITECTS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Unit Number	Unit Data[1]	Parking Spaces[2]	Approximate Unit Square Footage[3]	Allocated Interests[4]	Pricing
101	3 BED, 3 BATH	2	2,035	5.00%	\$1,933,250
201	3 BED, 3 BATH	2	2,035	5.00%	\$1,933,250
301	3 BED, 3 BATH	2	2,035	5.00%	\$1,933,250
102	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
106	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
202	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
206	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
302	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
306	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
108	3 BED, 3 BATH	2	2,020	4.96%	\$1,919,000
208	3 BED, 3 BATH	2	2,020	4.96%	\$1,919,000
308	3 BED, 3 BATH	2	2,020	4.96%	\$1,919,000
104	3 BED, 3.5 BATH	2	2,350	5.77%	\$2,232,500
204	3 BED, 3.5 BATH	2	2,350	5.77%	\$2,232,500
304	3 BED, 3.5 BATH	2	2,350	5.77%	\$2,232,500
105	2 BED, 2.5 BATH	2	1,750	4.30%	\$1,662,500
205	2 BED, 2.5 BATH	2	1,750	4.30%	\$1,662,500
305	2 BED, 2.5 BATH	2	1,750	4.30%	\$1,662,500
103	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
107	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
203	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
207	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
303	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
307	2 BED, 2 BATH	2	1,355	3.33%	\$1,287,250
			40,725	100.00%	\$38,688,750

[\[1\]](#) Identifies the levels on which the Unit is located in its building, the number of intended bedrooms and the number of full or partial bathrooms

² This is the initial parking space allocation. This parking space is a Limited Common Element, allocated to the Units.

[3](#) [This calculation describes the approximate size of the Unit, measured from the interior wall surfaces.](#)

[4](#) See Section 2.4 of the Declaration for method of calculation. There are no Limited Common Element storage spaces as part of the Condominium. Parking and storage for each Unit are assigned to each Unit Owner from available Common Elements, and are subject to change.

COMPLETED CLUBHOUSE & MARINA





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