

NORTH WOODS REST MOTEL

8083 HWY 70, ST GERMAIN, WI 54558

- **Motel**

- Crawl space
- Lobby/Reception Area
- 10 Rooms- 4 Double Rooms (2 queen beds) & 6 Single Rooms (1 queen bed)
- Rooms are approximately 12 x 15 & include 1-bathroom, smart tv's, Keurig coffee maker, microwave & mini refrigerator
- Rooms have zoned heating provided by boiler system
- Toilets & Tub Surrounds Replaced
- Fresh Paint in Rooms
- Pet Friendly Rooms
- Air Conditioning- Portable (May-Sept)
- Firepit area onsite
- Boat plug-ins at the end of the building
- Fish cleaning station outside & for the winter inside the garage with owner's permission for usage
- Freezer to store the "catch of the day"
- Black top driveway

- **Living Quarters**

- 2 Bedrooms, 1 Full Bathroom, living room, kitchen/dining, linen closet, storage, full basement for storage and houses mechanicals.
- Living Room is on a slab and was a garage
- Back Patio Area-Concrete, grass & fenced in.

- **Garage**

- 2 ½ Car, Insulated & Heated, 28 x 32
- Exterior Vinyl
- Wood Burning Stove
- Modine Heater
- Guests can utilize garage space with permission from owners

- **Utilities**

- Drilled Well - February 2024
- Block Foundation
- Spectrum High Speed Internet
- Phone System Spectrum
- Breakers
- Sediment Filter Installed 2025
- Boiler System Installed 2013
- 2- Water Heaters installed 2019/2022
- Water Storage Tank (120 Gallons) Installed 2022
- Septic System – Conventional with Aerator System – Upgraded - (approx. 5 years old) Awana does inspections on Aerator Septic Systems
- WPS-Natural gas and electrical \$400-\$600/month (Off and Peak Seasons)
- Republic garbage dumpster and recycle bins- \$140/month (Picked up twice a month)