

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)