

8475 HILLCREST LN**MLS# 211939**

County	Vilas	Status	Active
Township	St Germain	List Price	\$1,995,000.00
Lake Name	BIG ST GERMAIN	Sale Price	
Surface	1617	Date Sold	
Possession	On Closing		
Title	Fee Simple		
Taxes	\$9,640 (2024)		
Year Built			
Zip code	54558		

Bus. Type	Accommodation
Bus. Sub Type	Resort
Business Name	Hillcrest Cottages

Fin Sqft	8,545	Gross Income	
# of Units		Total Exp.	
# of Floors		Expense Yr	

Tenant Exp.	
Lease Terms	
Business Docs.	Equipment Inventory, Tax Bills

Items Included	Real Estate and Business, Fixtures, Equipment, Furniture, Supplies
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Fuel	Electric, LP/Propane	HVAC	Baseboard, Wall Furn...
Exterior	Log/Siding, Vinyl, W...	Roof	Composition Shingles
Flooring	Vinyl, Carpeting	Construction	Frame/Stick
Parking	Private over 10, Paved		

Lot Acres	3.20	Lot Sqft	139,392	Road Ftg (ft)	40
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Access Road	Town Road, Easement, Private Road
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Water	Drilled Well, Shared Well
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Sewer	Conventional
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Utilities	Circuit Breakers, Phone
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STR	17 40N 8E	Tax Comp #	24-770-01
Zoning Type	Lakeshore Resort, Recreational,	Financing	Short Sale: No, Foreclosure: No
	Buyer to Verify		

Info/Permits/Restricts	RE Condition Report, Addendum S, Survey/CSM/Plat, Aerial Photo
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Legal Desc	PRT GOVT LOT 1 & 2 PCL 2
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Site Influence	Lake Front, Level, Sloped/Moderate, Wooded Area, On ATV Trl, Water View, Public Land Adjacent, On Snowmobile Trl, Lake is Full Rec
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Ext. Features	
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Directions	HWY 155 to Big St. Germain Dr., left on Hillcrest Ln to Hillcrest Cottages - main house is fire# 8475
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Discover Hillcrest Cottages, a charming fully operational lakeside retreat on the north shore of Big St. Germain Lake. This wonderful property features 2 beautiful and large year round homes and 5 well maintained cottages! Each offering a distinctive, memorable Northwoods experience. Well-appointed amenities include fully stocked kitchens, microwaves, coffee makers, flat screen TVs with DirecTV, Wi-Fi, bed linens, picnic tables, charcoal grills, fire pits with firewood, and complimentary canoes and kayaks. Accommodations range from cozy cottages to spacious lodges: Balsam Lodge (sleeps 12-14, year-round), Cedar Lodge (sleeps 2-12, year-round), Pine (sleeps 2-4, May-Oct), Maple (sleeps 8, May-Oct), Oak (sleeps 5-6, May-Oct), Birch (sleeps 2-4, May-Oct), and Spruce (sleeps 5-6, May-Oct). Ideally located near scenic snowmobile, hiking, and biking trails, as well as vibrant local dining and shopping. An exceptional investment and an unforgettable destination.

Listed By: ELIASON REALTY - ST GERMAIN



This listing information is provided to you by:

The GREATER NORTHWOODS MLS &:

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