



BLUEBERRY RIDGE COTTAGES
NEW COTTAGE DEVELOPMENT IN MINAKI, ONTARIO.

Minaki Cottage for Sale
Starting at \$315,000 + HST

*Here's your opportunity to invest in Minaki!
If you're looking for a low-maintenance option, this is it!*

Laclu Homes & Cottages is a local developer with a reputation for building quality homes and cottages throughout Minaki, Clearwater Bay, and Kenora, Ontario.

Blueberry Ridge Cottages is a brand-new development by Laclu Homes & Cottages, which has nine cottages (Tenants in Common) in Minaki, Ontario. If you're looking for a low-maintenance option this is it! These are 2-bdrm, four-season retreats with year-round access and fully customizable interiors, surrounded by the natural beauty of Crown land and hiking trails.

This is the perfect getaway for those seeking a low-maintenance lifestyle close to nature. Wake up to the sounds of the forest, spend your days exploring the nearby trails and waterways, and then come home to the comfort of your private oasis. Whether you're an active retiree or a busy family looking for a peaceful escape, these cottages offer the perfect blend of convenience and natural beauty.

About Us

Laclu Homes & Cottages has designed and built many cottages in Minaki and Lake of the Woods over the last 20 years. We are a quality builder and much thought has been put into this development of Blueberry Ridge Cottages.

If you're considering building or purchasing a cottage at Blueberry Ridge, I highly recommend booking a tour of our cottage showroom. It's a fantastic opportunity to experience the quality craftsmanship and thoughtful design that goes into every Laclu cottage firsthand.

I will be giving tours to walk you through the various layout options and features, and answer any questions you may have about the construction process. You'll also get a sense of the peaceful, natural surroundings that make Blueberry Ridge such a special place. As someone who has called this area home for over 40 years, I can attest to its serene beauty in every season. Whether you're dreaming of summer days spent by the lake or cozy winter evenings by the fireplace, our cottage showroom will give you a glimpse of the relaxing lifestyle that awaits you at Blueberry Ridge. Don't miss this chance to see the Laclu difference for yourself - book your cottage showroom tour today!

Please read on below for all the details of the property and development before booking your tour to ensure this is the opportunity for you!

To arrange a show-home tour please contact:

Kelly Gibson
Owner/ Builder
Text or call (807) 407 -2344
Email Kelly.minaki@gmail.com

Book A Tour

*Please read the following before booking your tour:

PROPERTY DETAILS

Ownership

Blueberry Ridge Cottages is a private cottage development of nine cottages in a Tenants-in-Common property ownership agreement.

The land is to be owned (Tenants in Common) with all nine owners receiving an equal share. The land is divided into common areas and private areas. The common areas encompass existing roads, driveways, septic fields and parking lots. The private area includes the footprint of each individual cottage and surrounding yard.

Pricing

Starting at \$315,000 plus HST

Legal

A comprehensive legal agreement is available for review prior to purchase, outlining rights & privileges, as well as the role, and associated By - Laws of the Blueberry Cottage Association. The association consists of equal ownership among all nine cottage owners (Tenants-in-Common).

Financing

For the benefit of the group no owner will be allowed to place a mortgage on the land. The land will remain free and clear in perpetuity. Please discuss other available options with your lender.

Yearly Maintenance Fee

Owners contribute a yearly maintenance fee to the maintenance fund administered by the Blueberry Ridge Cottage Association. The fund is for upgrades and repairs to common areas. Examples include tree removal, road and parking lot repairs, plus all water supply and septic field maintenance. Each individual owner is responsible for maintenance done on their own individual cottage.

Other costs

Each cottage has its own hydro meter. Owners will be responsible to set up electricity accounts directly with Hydro One. Yearly property taxes are split equally between the nine owners (Tenants in Common) and administered by the Blueberry Ridge Cottage Association.

The Land & Area

Approximately 20 acres of wooded parkland is located at the start of Gunn Lake Road which is a 5-minute drive from the town of Minaki. The Winnipeg River runs adjacent to the town site. Access to 5 other lakes joining the river offer a vast waterway to be explored. Minaki has 3 marinas which all offer boat parking on a yearly basis. In addition to that is a public boat launch that provides daily parking for no fee.

Hydro / Septic/ Water

Primary and secondary hydro lines are installed underground, maintaining the forest in its natural state. Underground development minimizes risk of fire in comparison to traditional overhead lines, which pose a hazard from fallen trees.

A total of four septic fields service the entire development. Each septic field services two cottages. The existing show home has its own septic field.

Water supply is from a newly drilled 360 ft deep well (2023). A mainline supplies water to each individual cottage.

Driveways and Overflow Parking

Each cottage has a private stone driveway and parking space that ends approximately 40 ft from a timber entranceway at the back of the cottage. Additionally, every two cottage owners will share an overflow parking area adjacent to the main road. These areas are 40 ft by 60 ft and provide parking for an additional 6 spots for cars or boat trailers. Owners are allocated 3 spots each. At opposite ends of the parking lot, land is available for a single-car garage should an owner choose to build one. All garages built on the property shall be of the same design. Cost of garage construction will be in addition to the cost of a cottage construction.

4 Season Cottages

All nine cottages in the development have the same exterior footprint (1120 sq ft). Each cottage built is to retain the same exterior as the Show Home, including colour.

Cottage owners can customize their interior finishes. This includes extras like converting the screen room to a weather wall or the installment of saunas and hot tubs. Cottage owners may also build a small utility shed to be placed near their cottage if desired.

Purchase and Construction

The existing show home was completed in 2024. Presently, two more cottages are under construction. Cottage ownership will be on a first-come, first-serve basis. An early spring purchase facilitates a mid-summer move-in date.

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