

New Construction Opportunity



LHSC is currently offering for sale the right to build two adjoining units using plans already developed and approved by the community. Alterations to these plans may be proposed and will be considered by the Board.

Description of Property

The bungalows will be wood framed structures with two bedrooms, eat-in kitchen open to a large living room, and a large attic playroom/bedroom. The new units will be situated in a beautiful area of the community, facing onto a large grassy field. Plans and Elevations can be viewed and downloaded [here](#).

Maintenance Fees

Our community is open from early May through mid-October. Each family pays a yearly maintenance fee, which covers insurance, property taxes, all utilities, maintenance of grounds, pool, lakefront, etc. The fee will be assessed at 30 shares per unit.

Construction Costs to the Buyers

Construction of the unit including all plumbing and electrical work to connect to existing utility services and sewer and water lines. The community sought estimated costs for construction from several contracting firms and received bids between \$60,000 - \$100,000, per unit. Buyers will select a contractor, who will confirm the actual cost of construction. The contractor must receive Board approval before beginning construction.

Sales Contact

If you are interested in the property or have any questions, please contact Gail Warren gailwarren12@gmail.com tel: 917-414-9690.