

LAKESIDE HARBOUR DOCKMINUM

500 N. CAMPBELL ROAD, OSHKOSH, WI 54902

Located half way between Lake Winnebago and Lake Butte des Morts on the Fox River in downtown Oshkosh, WI



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Lakeside Harbour is a unique marina experience consisting of 73 dockminium slips, each privately owned. Each slip is located along an access road so there are no long walks to your boat. The marina is fenced and gated for security. The Association is run by an elected board of directors comprised of slip owners.

Marina amenities included with all slips:

- 2-120 V 30-amp shore power outlets and one standard 20-amp plug. The 2-30 Amp plugs can be changed out to one 220V 50-amp connection.
- City water connections at each slip
- Wharf for a picnic table and chairs.
- Fiberglass dock box each slip.
- Parking at most slips is directly across from the slip for TWO cars. Overflow parking available on the south side of the property in the trailer storage field.
- Cable TV, phone and internet are at each slip through Spectrum. Please contact Spectrum and open an account if you need those services.
- A pump out is on the property.
- The marina also has a bathhouse with showers and a pool. There is a large park area with fire pit between the Fox River and the bathhouse.
- Outside winter storage on the property available.
- Slips are 15' to 17' wide and can accommodate boats 28'-45' in length.

Lakeside Harbour Slip for Sale

Slip Number: 03

Price: Contact for Price

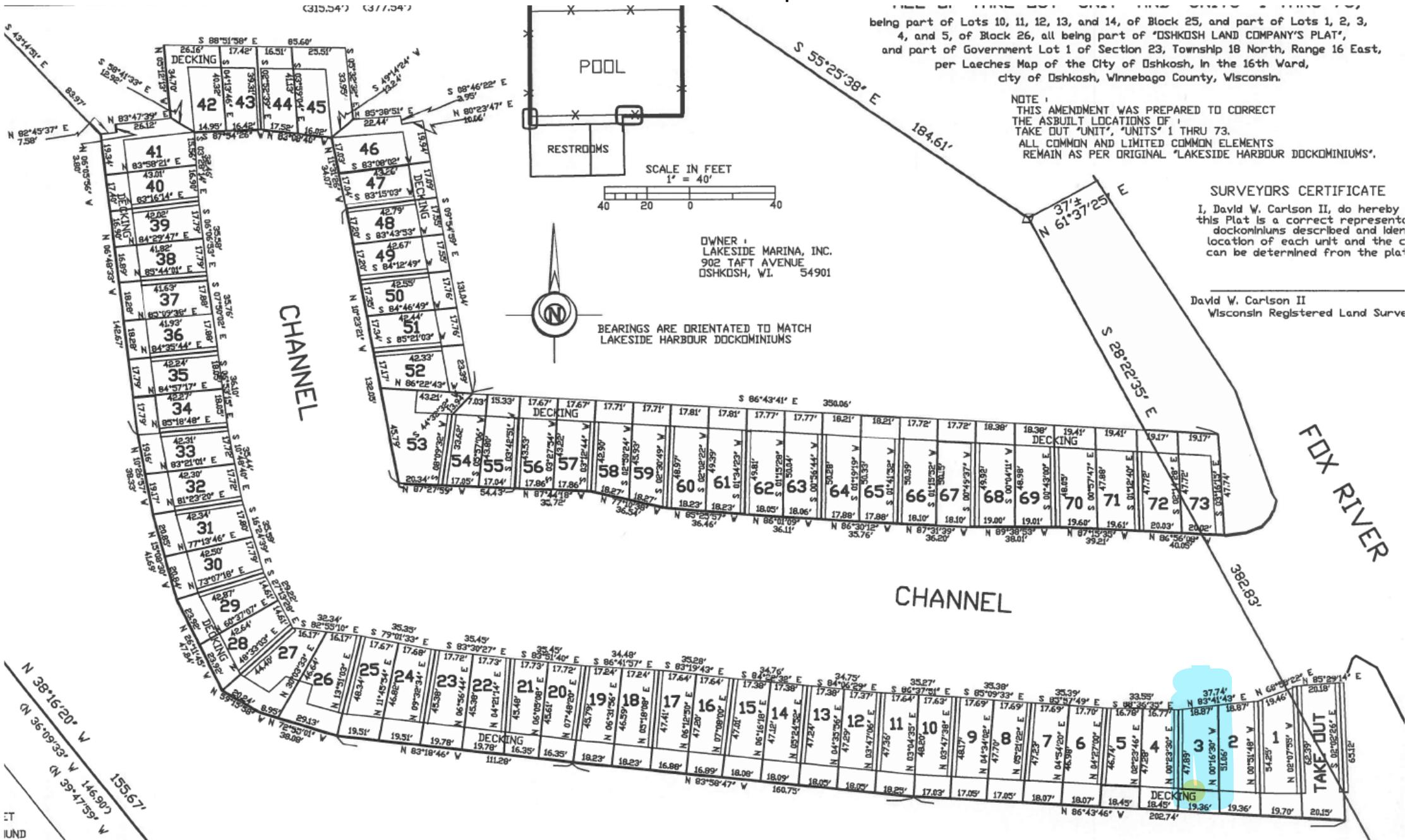
- South side of marina, short walk to the park, bath house and pool on North side of marina
- Parking directly across from the slip.
- 20' x 12' wharf area for entertaining family and friends
- Large Slip for able to accommodate a 45' boat with a 15' beam
- Dock Box and large storage cabinet(s), small refrigerator, 4-person patio table with 4 chairs on wharf included with slip.

Contact Lakeside Member Name

Email: mbruehl22@gmail.com



Lakeside Harbour – slip location



being part of Lots 10, 11, 12, 13, and 14, of Block 25, and part of Lots 1, 2, 3, 4, and 5, of Block 26, all being part of "DSHKOSH LAND COMPANY'S PLAT", and part of Government Lot 1 of Section 23, Township 18 North, Range 16 East, per Laeches Map of the City of Dshkosh, in the 16th Ward, city of Dshkosh, Winnebago County, Wisconsin.

NOTE:
THIS AMENDMENT WAS PREPARED TO CORRECT THE ASBUILT LOCATIONS OF TAKE OUT "UNIT", "UNITS" 1 THRU 73. ALL COMMON AND LIMITED COMMON ELEMENTS REMAIN AS PER ORIGINAL "LAKESIDE HARBOUR DOCKMINIUMS".

SURVEYORS CERTIFICATE

I, David W. Carlson II, do hereby certify that this Plat is a correct representation of the dockminiums described and their location of each unit and the center can be determined from the plat.

David W. Carlson II
Wisconsin Registered Land Surveyor

OWNER:
LAKESIDE MARINA, INC.
902 TAFT AVENUE
DSHKOSH, WI 54901

BEARINGS ARE ORIENTATED TO MATCH LAKESIDE HARBOUR DOCKMINIUMS

Lakeside Harbour is a Condominium Community.

The owners own the slip space and share use of the common elements. Please note the following:

- There are 73 titled slips in the marina. Each slip is considered 1 “unit”
- Sale of each slip has to be completed by a title company
- Each slip receives a property tax bill from the City of Oshkosh. Please search City of Oshkosh tax records or visit the City Clerk at 215 Church Ave, Oshkosh, WI 54901 to get a copy of a previous year tax bill.
- Before you decide to buy a slip, make sure you review a copy of the marina rules, condo bylaws, and condo declaration.
- Common elements in the association are everything other than the slip space. This includes bath house, pool, park, storage field, wharfs and docks.
- The association pays for utilities (electric/water) and improvements through the assessment of annual dues. Current annual dues are \$1100 year billed in 2 instalments.
- The association has a board of 3 directors, 1 treasurer and 1 secretary. There are also several committees to help with running the association.
- There is an annual meeting every year of the membership.

If you have additional questions please see the slip seller or contact the Lakeside board through lakesideharbour@gmail.com

Thank you for looking at Lakeside Harbour!