

May 15, 2024



SYLVAN SHORES ASSOCIATION

PROPERTY FOR SALE BOOK BY SYLVAN SHORES OWNERS



Page Reference:

Page 2: Purchasing from Owners

Page 3-4: Subdivision Sylvan Shores #1

Page 5-6: Subdivision Fawn Lake Meadows

Page 7-8: Subdivision Pine Island Heights

Page 9-10: Subdivision Sylvan Shores South

Page 11-12: Subdivision Prairie River Heights

Page 13: Subdivision Little Pine Shores

Page 14-15: Subdivision Sylvan Shores Villa

Page 16-17: Subdivision Timber Ridge

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PURCHASING FROM SYLVAN SHORES PROPERTY OWNERS

- There are a total of 2,290 lots within the Association that covers 1,700 acres.
- Some properties listed could be delinquent on taxes. Please contact the Todd County Auditor office at 1-320-732-4469.
- There are eight subdivisions:
 1. Sylvan Shores # 1
 2. Sylvan Shores South
 3. Fawn lake Meadows
 4. Prairie River Heights
 5. Sylvan Shores Villa
 6. Little Pine Shores
 7. Timber Ridge
- Sylvan Shores is a residential community that is governed by covenants, building restrictions and by-laws.
- Stick built home (on-site) or wood framed modular homes with a minimum 600 square foot foundation may be built in all eight Subdivisions.
- Mobile and Manufactured homes with a minimum of 480 square feet are allowed in Sylvan Shores Villa and Timber Ridge and the value must exceed \$20,000. Preapproval by the Architectural Committee is needed prior to placement on the lot.
- This book has a map of the entirety of Sylvan Shores, but not all properties are for sale.
- Realtors and Todd County may have additional properties for sale.
- SSPOA does not participate in the legal transfer of properties so you must seek legal advice from an independent source. After you have completed the legal transfer of the property, please contact the office to complete the transfer.
- This book is updated monthly.
- In order for the lot to be listed for sale in this book, the owner must be current with the assessment fees for the year and be in compliance with association rules.
- When purchasing a property directly from the property owner, it is up to the buyer and seller to agree with either a warranty deed or quit claim deed or to go through a title company to complete the sale.
- The new owner must bring the paperwork to the Todd County Recorder office (320-732-4428) at the Long Prairie courthouse to complete the transfer.
- The lots highlighted in red are the lots for sale with the property owner name, contact information, block, lot and asking price.
- If you are interested in a property, please contact the property owner directly.
- If you have any questions, please call the Sylvan Shores office at 218-894-1065 or email sylvanhores@outlook.com.



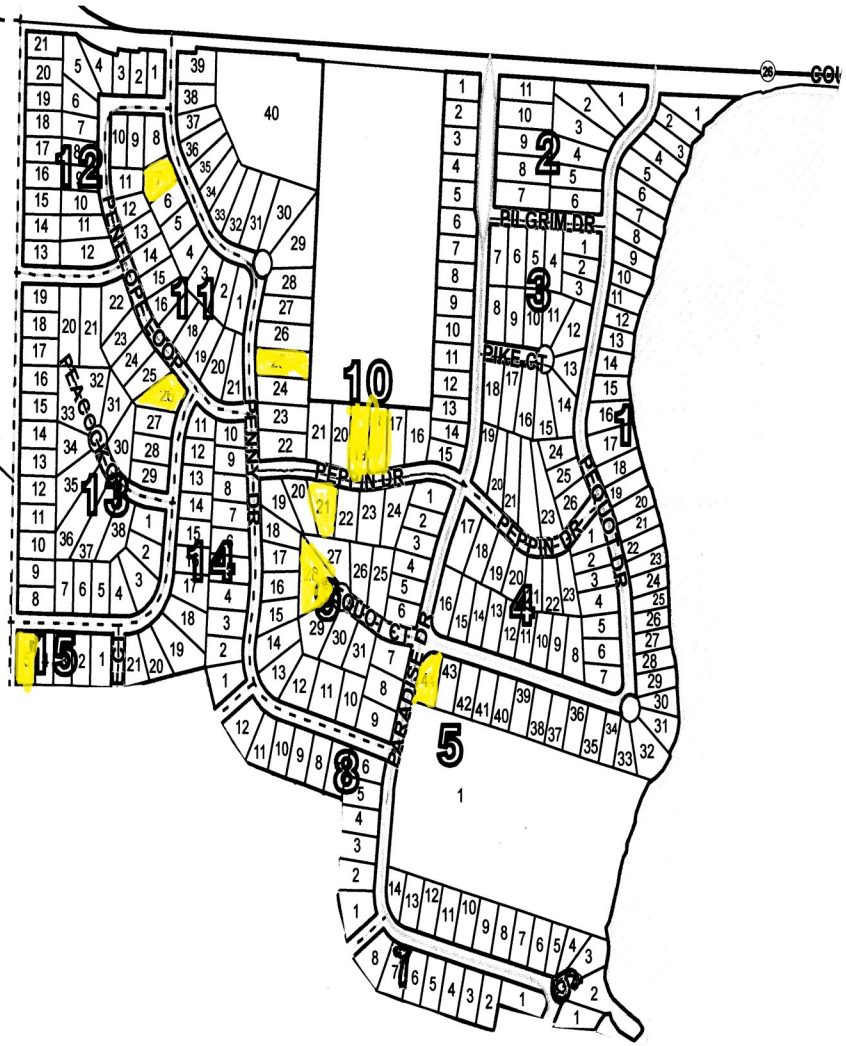
SUBDIVISION SYLVAN SHORES #1

Block	Lot's	Property Owner	Contract	Price	Additional
1	44	Donald & Lisa Mills	763-464-6478	9,999	Corner Lot by the Club-house
15	5	Allan Schneider	320-630-5844	5,000	Flat lot, close to boat landing, clubhouse and pool.
		Marilyn			
9	21	Carol Versteeg	320-760-7236	2,500	
9	28	Sheila Robinson & Elaine Swenson	970-406-1931	Make offer	
10	18, 19	Kim Femo	320-247-7641	Make offer	
10	25	Rose Helstad	605-515-2048	3,000	
11	7	Jerry Kuhlman	701-331-1780	1,000 or Best Offer	
13	26	Doug & Anita Nelson	612-306-8454	Make offer	



SUBDIVISION SYLVAN SHORES #1

SYLVAN SHORES NO. 1



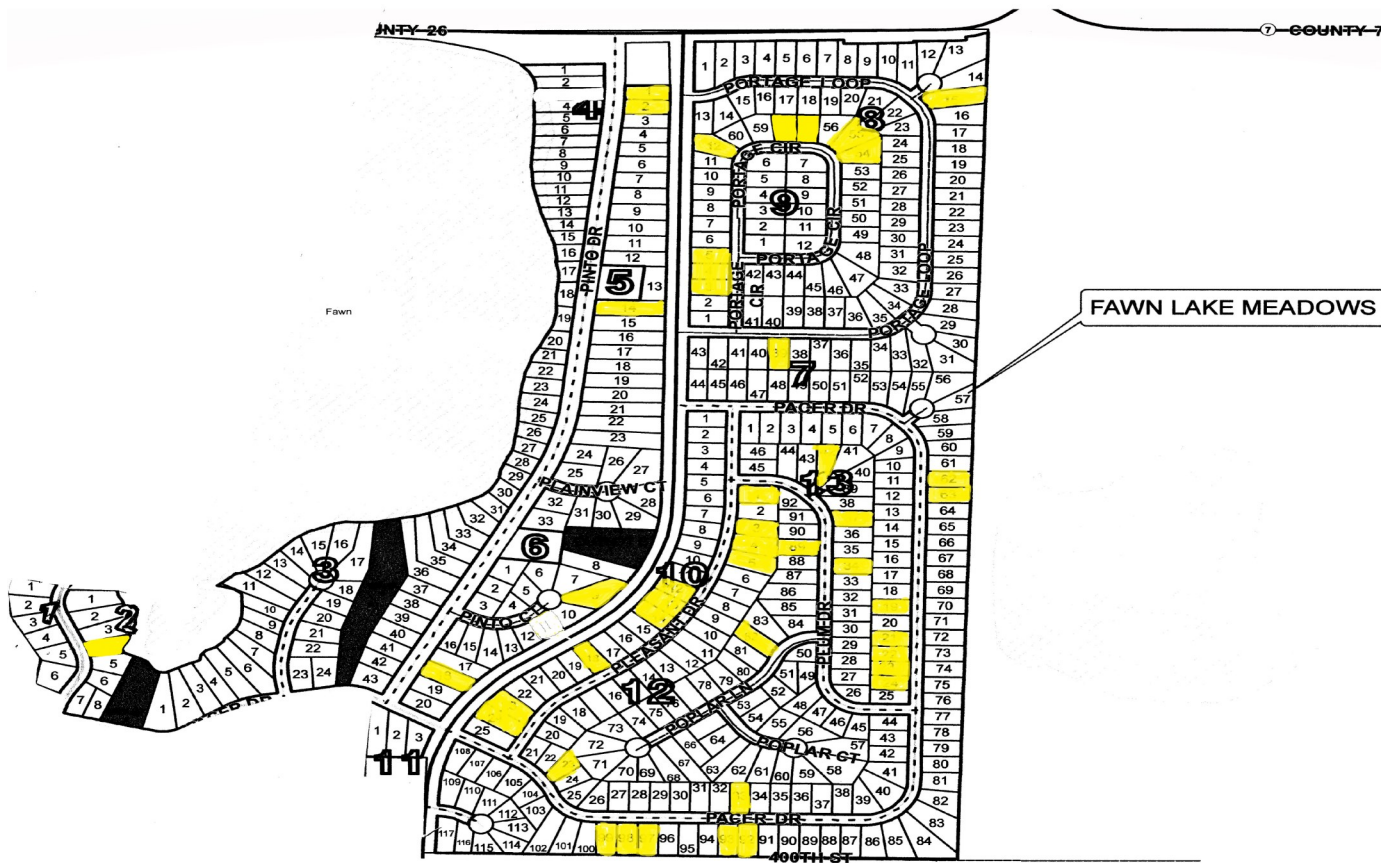


SUBDIVISION FAWN LAKE MEADOWS

Block	Lot's	Property Owner	Contact	Price	Additional
2	4	Michael Brown	1320-630-9489	89,900	Lake lot wooded
5	1, 2	Richard Baynes	320-217-2292	Best Offer	
5	14	Paul St. John	763-533-6260	6,000	
6	9	John & Kathy Basher	817-319-1272	1,500 or best offer	
7	15	Carol Hoberg	772-579-9836	2,000 swap or trade	
7	39	Gordon Rabenberg	763-753-4243	Make offer	
7	62, 63	Ivan tkach & Ruvn Brodsky	503-750-7020	2,500	
7	92, 93	Sofiya Chenyauskaya	503-841-1662	1,500 for each	
7	97, 98	Farouk & Nadia SOS	407-421-6253	Make Offer	Willing to negotiate
7	99	Cyril Kamrowski	612-387-6534	6,500	Willing to negotiate
8	3, 4, 5	Gennadiy Petriyenko	971-336-9559	2,000 each	
8	12	Gloria Gasser	763-295-5845	Make offer	
8	54, 55	Leo & Luella Louis luellalouis@mediacombb.net	320-243-4419	Best offer	
8	57,58	Alex Antonenko	503-267-8446	Make offer	
10	12, 13, 14	Dan & Marina Benson mr.mrs2012@icloud.com	612-483-3329	Make offer	
10	18	Jeanne Andal	651-483-3329	Make offer	
10	23, 24	Pam Baltes	320-309-0824	2,500	Sold together take a 1,000 off price. Has approach to Hwy 17
12	1	Milton Evans	320-429-5462	8,500	
12	3, 4, 5	Sofiya Chenyauskaya	503-841-1662	1,500 for each	
12	23	Lyubov Gustalo	503-318-5254	1,000	
12	33	Aldo Abelleira	612-209-2178	Make Offer	
13	21,22,23,24	Allan Schneider	320-630-5844 Marilyn	4,500 each or 15,000 For all 4 lots	Close to lake, clubhouse Pacer drive abundance wild-life, quiet area.
13	34	Pat & Pam Schwab	320-235-6946	1,000	

Block	Lot's	Property Owner	Contact	Price	Additional
12	82	Rick & Carol Rasmussen	763-227-2726	Best Offer	Small wooded area
12	89	Leroy & Luann Johnson	952-888-1664	Make Offer	
13	19	Louis & Bonita Boeson	763-245-1589 763-439-8409	Make offer	
13	37	Julia Kazin Sunny-julz@yahoo.com	503-735-5770	2,100 or make offer	
13	42	Barbara Davis	952-948-2905	7,000 or make offer	

SUBDIVISION FAWN LAKE MEADOWS

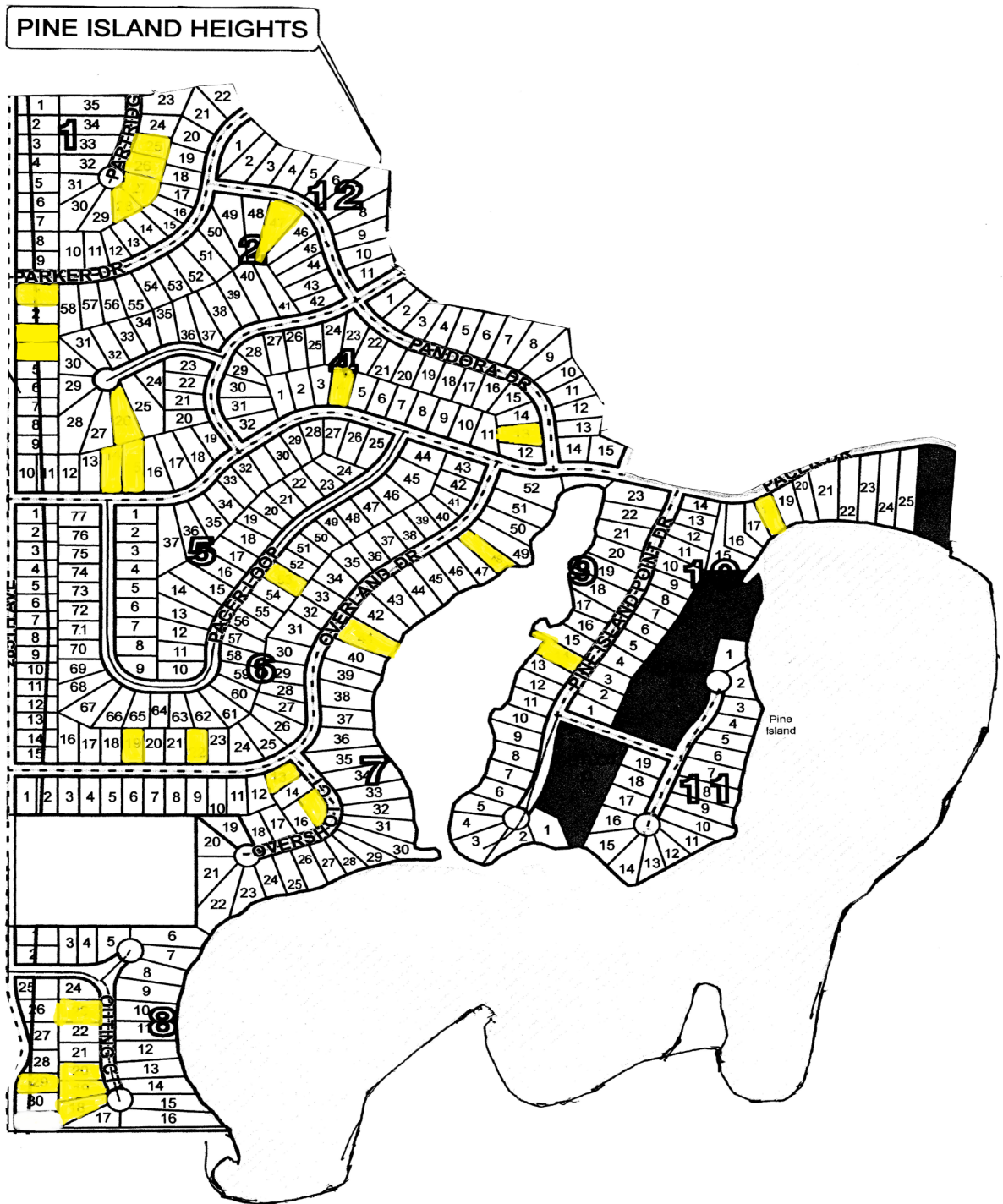




SUBDIVISION PINE ISLAND HEIGHTS

Block	Lot's	Property Owner	Contact	Price	Additional
1	25 , 26	Louise Ganglehoff	952-471-0529	Make offer	
1	27 , 28	Allan Schneider	320-630-5844 Marilyn	6,200 or 10,000 for both	Beautiful area close to club-house, lake (on cul-de-sac)
2	1	Don Jakel	218-639-3730 239-992-1252	3,500	28531 Parker Drive 108ft by 200ft Deep
2	3,4	Cheryl Saunders	612-418-8704	3,000	
2	14 , 15	Nancy Schulett	952-334-1397	Best Offer	
2	26	Leo & Marcia Endres	763-682-2090	Make offer	
2	47	James Refferty	763-755-8488	2,900	
4	4	Bonnie Shemon bshemon@nbpoffice.com	320-894-0319	6,500	
4	13	Edward Zeman	612-418-9679	Best Offer	
6	14	Ann Bliss	309-825-2663	3,000 or best offer	
6	19	Robert Stevens	208-871-1676	2,000 or best offer	
6	22	Svetlana & Alex Miakota	509-760-5565	3,900	Nice level lot close to highway, Clubhouse & Lake
6	50	Dan Dupay	763-295-2402	Best Offer	
6	53	Sandra Karen	612-518-3557	Make Offer	
7	12	Patricia Collier	702-752-2704	Make Offer	
7	13	Gennadiy Petriyenko	971-336-9559	2,000	
7	15	Jennie Baghdadi	928-300-7716	3,995	
7	41	Duane & Darlene Johnson	320-247-0821	5,000 or best offer	
7	48	Jerry Jenkins	612-875-0648	2,500	
7	51	Maureen McDonald	612-875-2700	3,000	
8	18	Darrel Lundquist	952-893-1067	Make Offer	
8	19,20, 29	Lois Franzky	320-568-2235	Make Offer	View of water, access to pond, extra privacy
8	23	James Cox	507-848-1064	Make Offer	
9	14	Gary Sassen	651-633-9092	Make Offer	
10	18	Charolette Calvin	402-616-6019	25,000	Lake lot

SUBDIVISION PINE ISLAND HEIGHTS

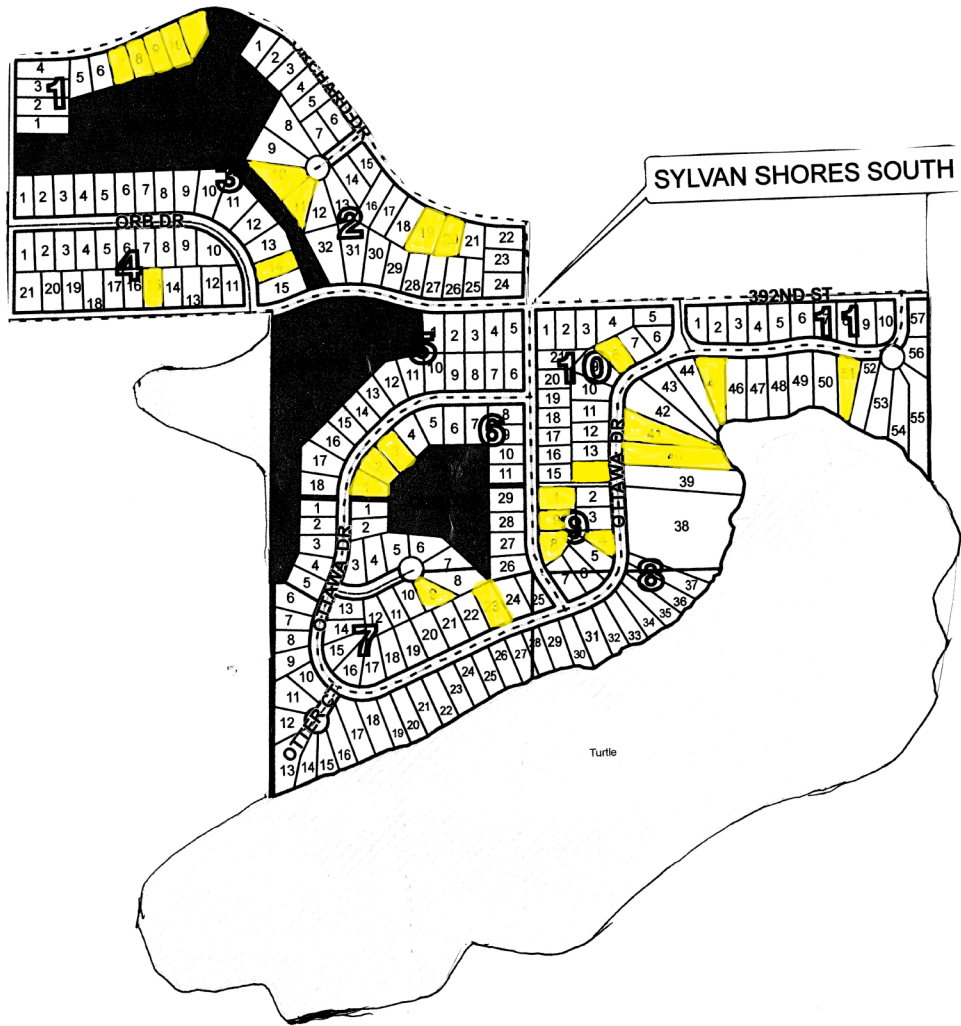




SUBDIVISION SYLVAN SHORES SOUTH

Block	Lot's	Property Owner	Contact	Price	Additional
1	7, 8, 9, 10, 11	R & A Properties	612-708-0529	4,200 each or best offer	
2	10	Theodore & Karen Johnsontknjohnson@msn.com	612-616-9596	Make offer	
2	11	Milan Bonine	320-238-2241	Make Offer	
2	19, 20	Barbara Cameron	626-429-6422	3,400 both lots	
3	14	Diane Girioux	218-403-0982	2,000	
4	15	Ivan Tkach & Ruvyn Brodsky	503-750-7020	3,000	
7	9	Liliy Ustimchuk	763-234-8125	Make offer	
7	23	Dale & Linda Wallner	651-437-9714	Make offer	
8	40, 41	Rosa Anglin	218-329-9138	70,000 for both	Lake lots on Turtle
8	45	Daniel Johnson	615-581-1877	Best offer	
8	51	Jake Kowalski	952-831-4014	19,900	Turtle Lake Lot nice wooded area
9	1, 8, 9	Carol Spearman rowlandandcarol@yahoo.com		2,500 each or	6,000 for all 3 lots
9	4	Paul Mckibben pastorpsm@gmail.com	218-573-3118	Make offer	
10	8	Philip Migala	763-559-4569	Make offer	
10	14	David Carlsen	763-218-2294	Best offer	

SUBDIVISION SYLVAN SHORES SOUTH

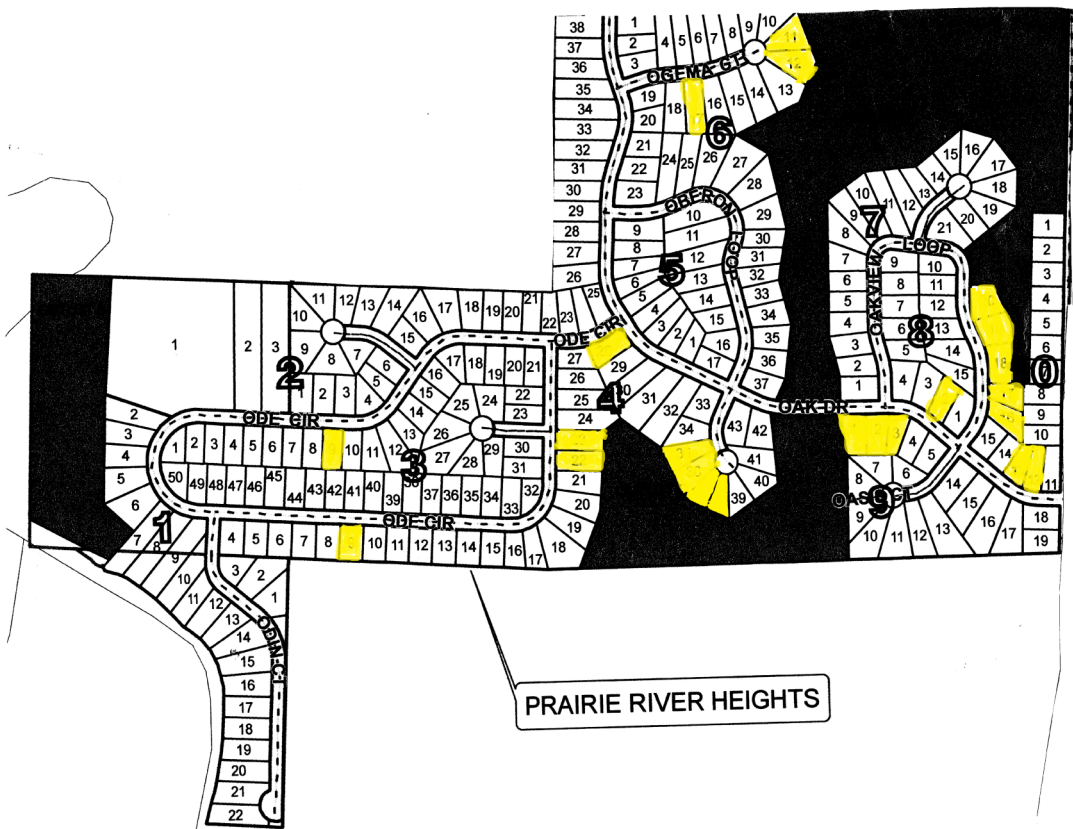




SUBDIVISION PRAIRIE RIVER HEIGHTS

Block	Lot's	Property Owners	Contact	Price	Additional
3	9	Robert Hines	763-566-0911	Make offer	
4	9	Doris Christianson	612-925-1179	1,500	Leave voicemail
4	22 , 23	Leland & Linnea Erickson ljandl@charter.net	320-231-2595		Both Wooded lots Green space /Wildlife
4	28	Steven & Viola Moorhouse	612-940-7915	Make offer	
4	35 , 36	Clarinda Larson	612-735-2237	Make offer	
4	37,38	Vald Paily	503-464-6082	Make offer	Both wooded lots some opening also.
6	11, 12	Dennis Ehn dsehn@1791.com	651-302-8395 Email best way to get a hold of Dennis	Make offer	Leave message end of Road, walnut trees.
6	17	John & Marilyn Akimoto	952-884-3358	1,900	
8	2	Allan Schneider	320-630-5844 Marilyn	5,000	Flat lot, quiet area, close to Campground
9	1, 2, 3	Lubov Rozko	763-428-9246	2,500-3,000	3 wooded lots
10	12 , 13	Marge & Orv Meyer	218-894-1972 218-296-1818	4,000 for both	
10	16 , 17	Duane & Elaine Engelking	763-689-9912	Best offer	

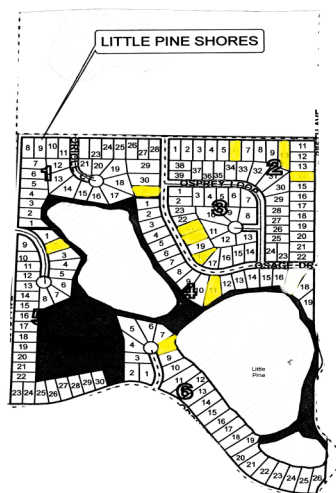
SUBDIVISION PRAIRIE RIVER HEIGHTS





SUBDIVISION LITTLE PINE SHORES

BLOCK	LOTS	PROPERTY OWNER	CONTACT	PRICE	ADDITIONAL
1	31	Marilyn Lucht	763-497-6717	900.00	Can't build on easement Lake lot
2	6	Tom Bose	612-685-0543	Best offer	woodlot
2	10	Julianne Thornton	815-954-2827	Best offer	
2	14	Ahmed Omar	763-420-4076	2,000	
3	20	Larry Hermanson	651-283-4218	Best offer	
3	18, 21	Alex Izoita	360-883-9021	Make offer	
4	11	Kurt Rettey	320-251-3569	14,900	On Little Pines Lake
5	2	Andrea Athmann-Luksik	218-261-0733	Best offer	
6	8	Lee Helgen	651-488-1850	30,000	162 ft Shoreline

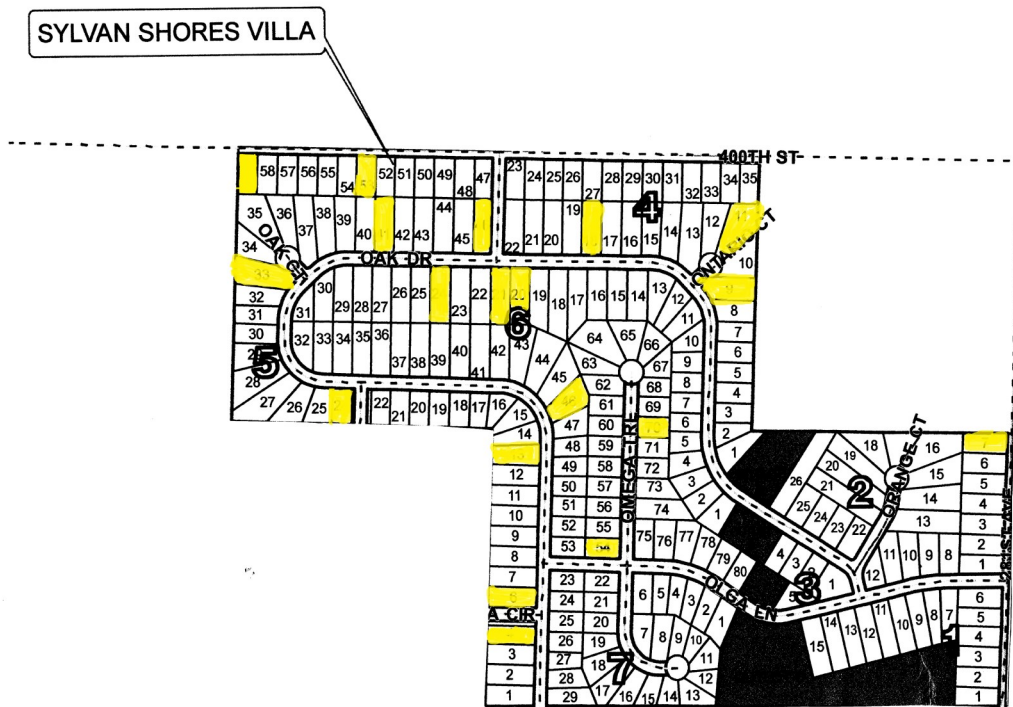




SUBDIVISION SYLVAN SHORES VILLA

BLOCK	LOTS	PROPERTY OWNER	CONTACT	PRICE	ADDITIONAL
2	7	Milton Evans	320-429-5462	8,500	
4	9	Lisa Nelson	651-260-9482	7,000	
4	11	Natalya Shevchenko	704-989-6431	3,900 or negotiable	Almost 1 acre
4	18	Bill & Judy Bellach	763-263-7714	2,000 or best offer	
5	4, 6, 33	Lilly Ustimchuk	763-234-8152	Make offer	
5	13	Larry Lindstrom larryandniki7@gmail.com	254-749-4775	1,200	
5	23, 24	Lousie Ganglehoff	952-471-0529	2,500	Corner lots
5	41, 46	Nadezdha Latysheva	971-553-3658	Make offer	
5	53	Donald Patterson	612-272-0704	Best offer	
5	59	Jeff Kramer	612-363-7855	Make offer	
6	20, 21	Lynn Kraehling	415-812-2462	2,500	
6	24	Nadezdha Latysheva	971-553-3658	Make offer	
6	46	Renee Knapp	612-516-7932	1,500	
6	54	R & A Properties	612-708-0529	3,700 or Best Offer	
6	70	Fedor Perepechkin	503-762-3195	2,500 or Negotiable	Open lot

SUBDIVISION SYLVAN SHORES VILLA





SUBDIVISION TIMBER RIDGE

BLOCK	LOTS	PROPERTY OWNER	CONTACT	PRICE	ADDITIONAL
1	4, 5	Donald Mills	612-402-9697	Best offer	Leave voicemail or Text message
1	18	Delgene or Patricia Boll geezer@boadband/mn.com	320-587-8719	Best offer	
1	20	Tanya Lisiuk	404-932-8032	2,500 or make offer	
1	32	James & Cecilia Harrison	218-639-7757	1,000	
1	46	Eugene Jarrell & Robin	219-742-1380	2,000	
1	47	Rebecca Nelson	612-639-9188	Make offer	
1	48	Louise Gangelhoff	952-471-0529	2,500	Corner lot
2	3	Lilly Ustimchuk	763-234-8152	Make offer	
2	9, 22	Alex Hamm	320-221-0187	5,000	Driveway with Culvert
2	12	Brenda Munsterman	320-214-1245	2,000	
3	27, 28	Owen Halverson	701-220-7799	1,000	Each lot
3	30	Dale & Joann Lachemeier	320-282-3008	Make offer	

Sold

SUBDIVISION TIMBER RIDGE

