



Our VISION



RIVERWEST DULUTH

PREMIUM HOMES + RETAIL

Our vision for RiverWest Duluth is to build a community of premium homes, retail stores and short term lodging in the heart of the western waterfront corridor to allow residents and visitors to enjoy all that Duluth has to offer.

www.RiverwestDuluth.com

Discover RIVERWEST


YOUR DREAM HOME




Outdoor Adventure Awaits


Premium Homes For Sale

Nestled against the serenity of the St. Louis River and Spirit Mountain, your dreams will meet reality in Duluth's newest mixed-use development.

 **Premium Homes:** Our beautifully crafted homes boast high-end interiors that embody modern living. Each residence offers the perfect blend of comfort and style.

 **Ideal for Every Lifestyle:** Whether you're an outdoor enthusiast seeking a tranquil escape, a growing family in pursuit of your dream home, or a career-driven individual looking for seamless living, our homes are tailored to suit your needs.

 **Low-Maintenance Living:** Say goodbye to the hassle of constant upkeep! They are designed with your ease in mind, allowing you to focus on what truly matters while enjoying peaceful living along Duluth's western waterfront.

 **Unlock Rental Opportunities:** Take advantage of "daily" vacation rentals to not only enhance your lifestyle, but also offset your mortgage costs.

With Phase II underway, now is the time to secure your place within Duluth's outdoor adventure corridor. Don't miss your chance to be part of something extraordinary.



Stunning River Views!

- Located in the heart of Duluth's Outdoor Recreation Corridor
- Ski Hut Adventure Center now OPEN! Bike rentals, retail and service.
- Burnett Dairy Co-op & Bistro opening in Summer 2024
- Access 12 trailheads right out of your doorstep
 - Hike the trail systems, ride the paved or off-road trails, skiing, & snowmobiling
 - Easy access to Kayak Bay
- Minutes from the Lincoln Park Craft District, Downtown and Canal Park
- Mont du Lac Ski Resort is a 10 minute drive
- Spirit Mountain is across the street





Continual Growth

Phase III will include 2, 3 and 4 bedrooms, various levels of living, including 1 floor and of course, pickle ball courts.

Easy access to the river, trails for hiking, biking, skiing, and snowmobiling.
A short drive to night life, the best restaurants, shopping and more.

Interested in Owning?

Contact Deanna Bennett | dbennett@mzr.com | 218-343-8444 call/text
Jessie Erickson | jessie.erickson.re@gmail.com | 612-636-0507 call/text



Welcome!

RIVERWEST

www.RiverwestDuluth.com



[Learn More](#) >



Additional Units Available - Phase III

July-September 2024

\$650,000 - \$950,000

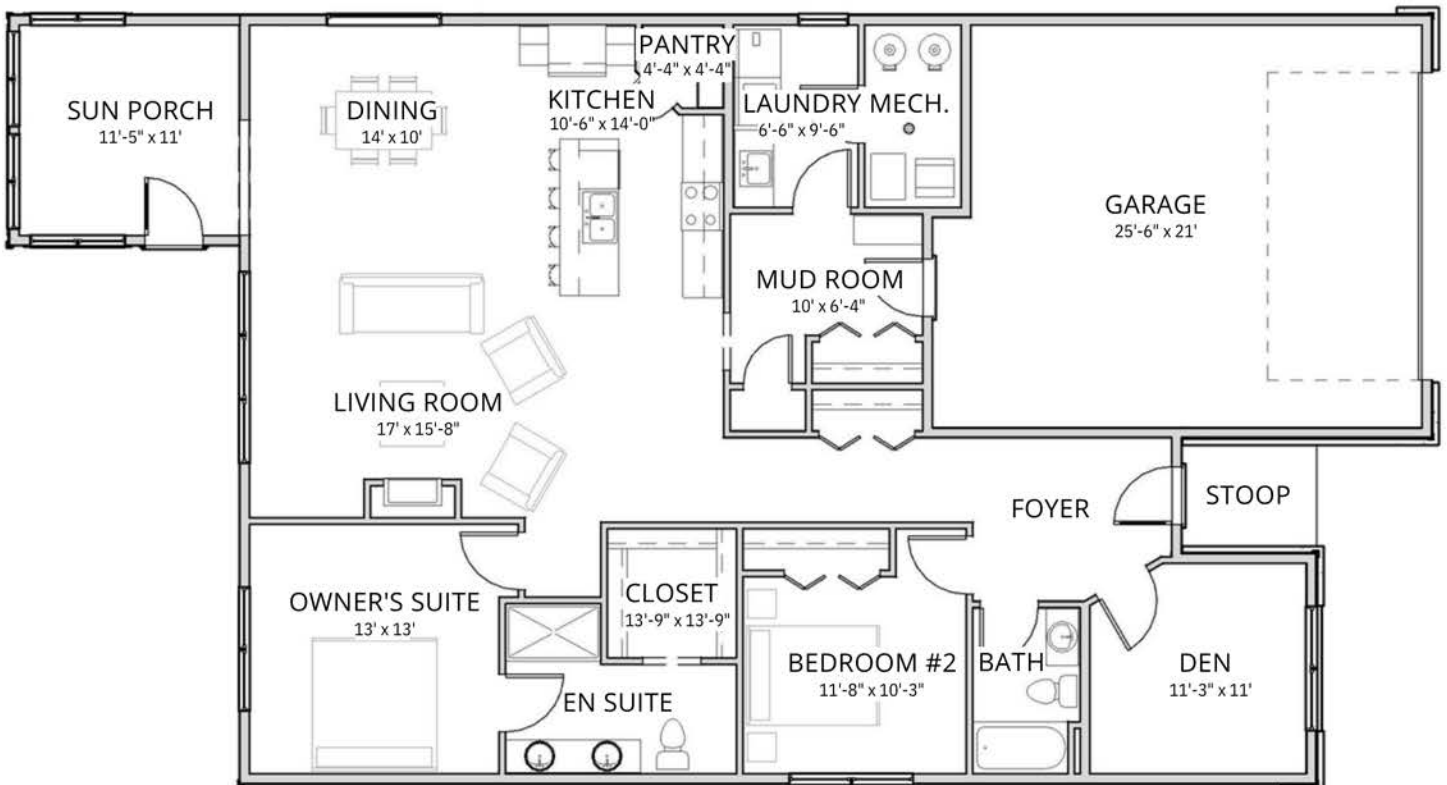
- 4 Bedrooms per unit
- Delivery July - September 2024 (*only in Phase 2*)
- Low-maintenance living (*Homeowners Association*)
- Daily rentals help offset the mortgage
- Perfect vacation, summer or year-round homes

Interested in Ownership?

Deanna Bennett | dbennett@mzr.com | 218-343-8444 call or text
Jessie Erickson | jessie.erickson.re@gmail.com | 612-636-0507 call or text

- The Whitefish -

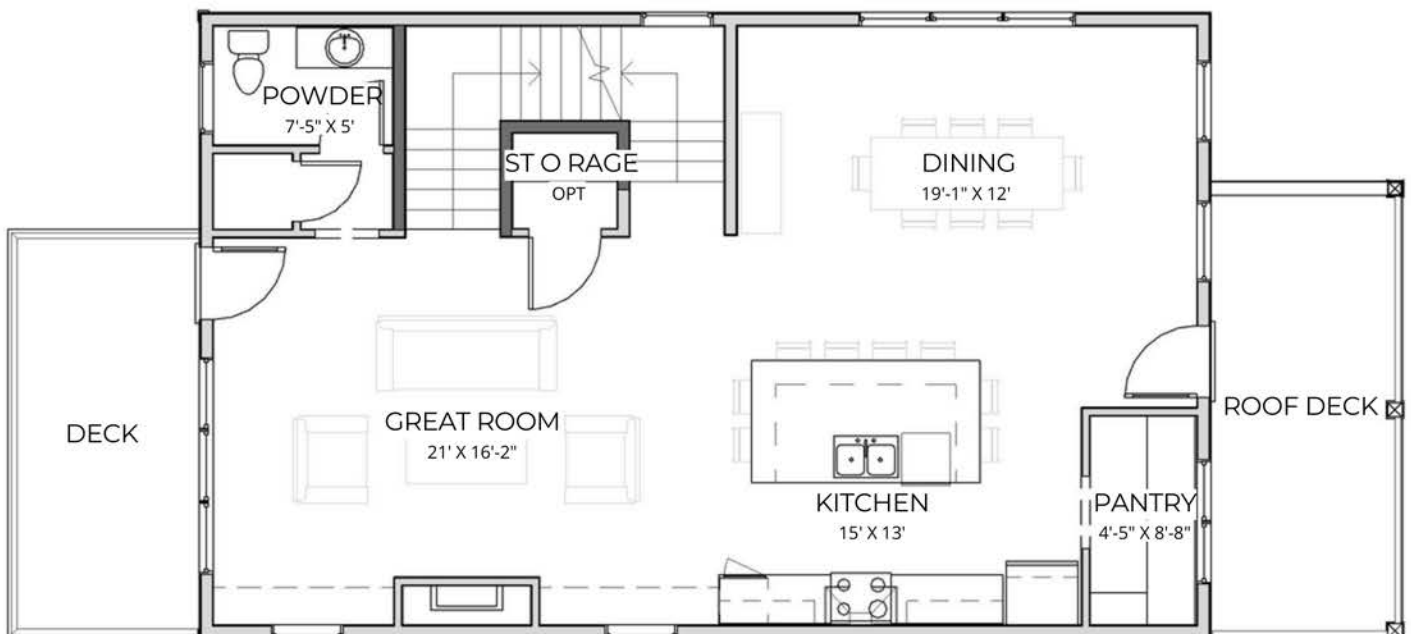
1873 square feet



*ROOM SIZES SUBJECT TO CHANGE WITHOUT NOTICE

- The Vail -

2842 square feet

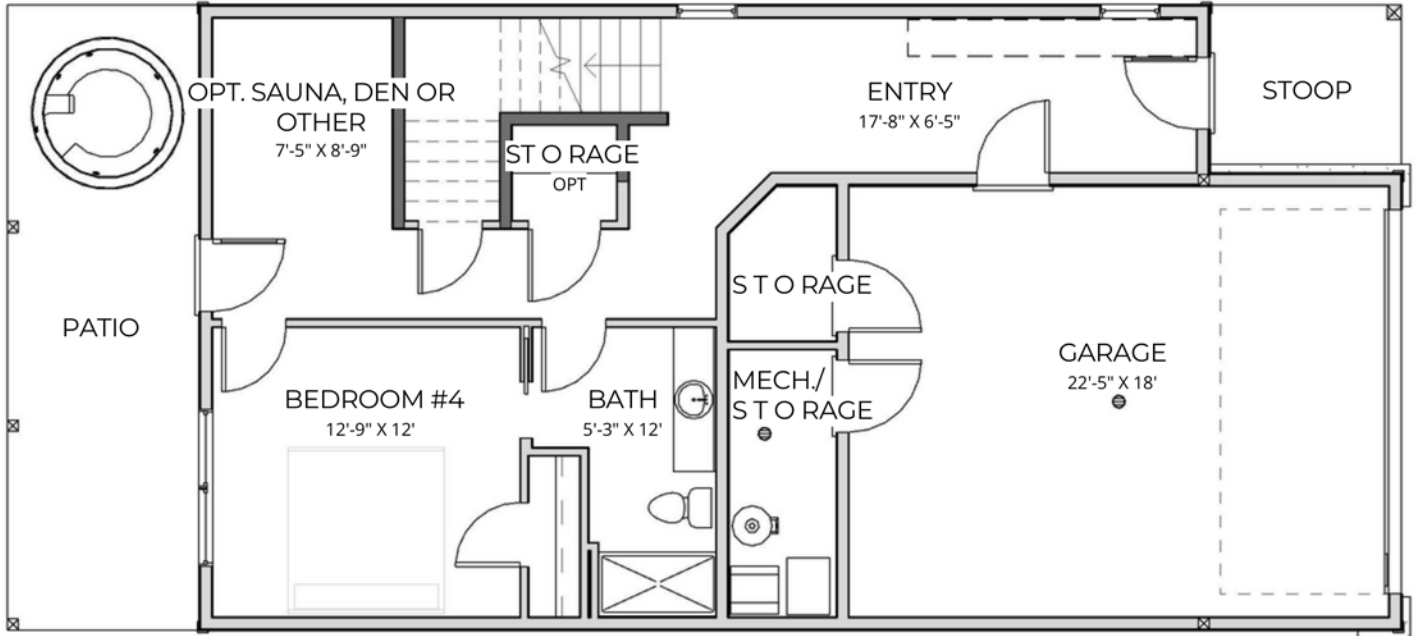


Main Level -1092 square feet

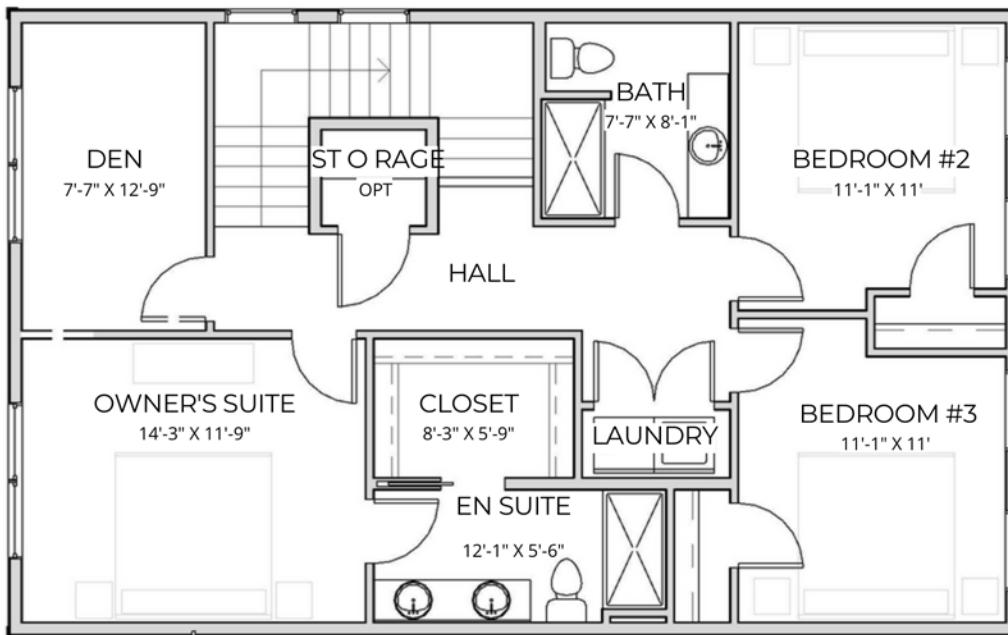
*ROOM SIZES SUBJECT TO CHANGE WITHOUT NOTICE

- The Vail -

2842 square feet



Lower Level -658 square feet



Upper Level -1092 square feet

*ROOM SIZES SUBJECT TO CHANGE WITHOUT NOTICE

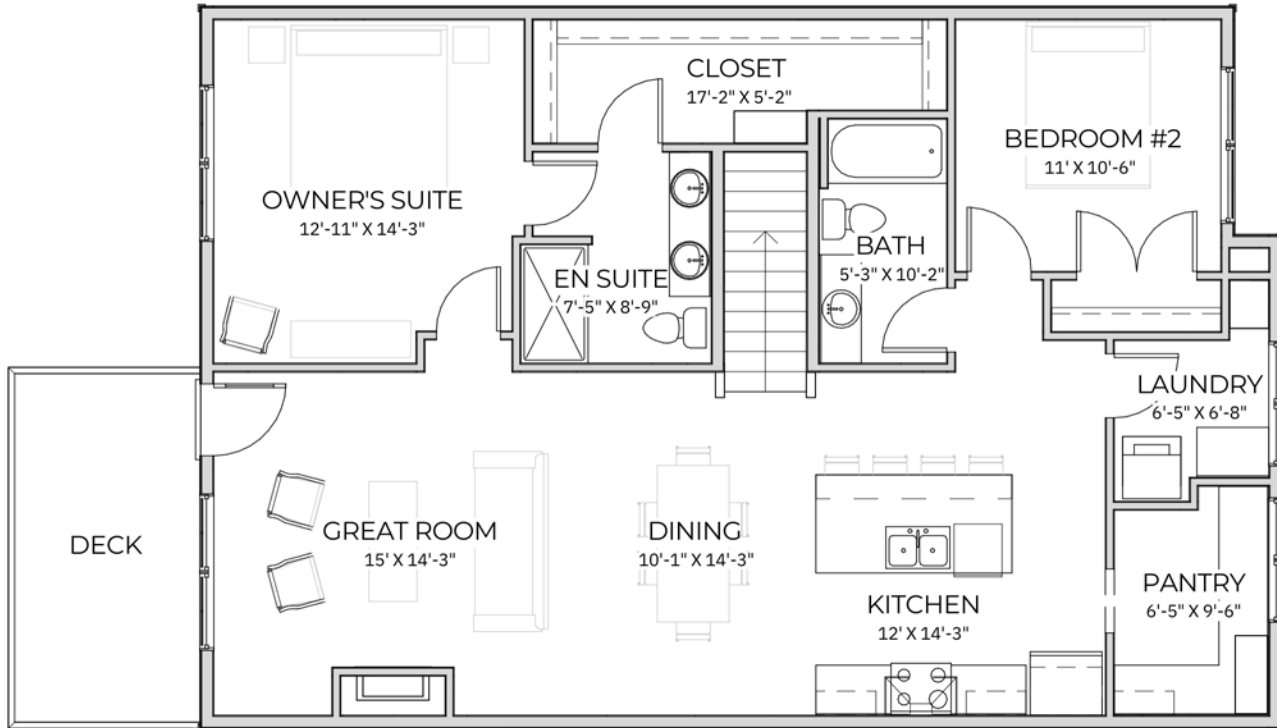
- The Whistler -

2051 square feet

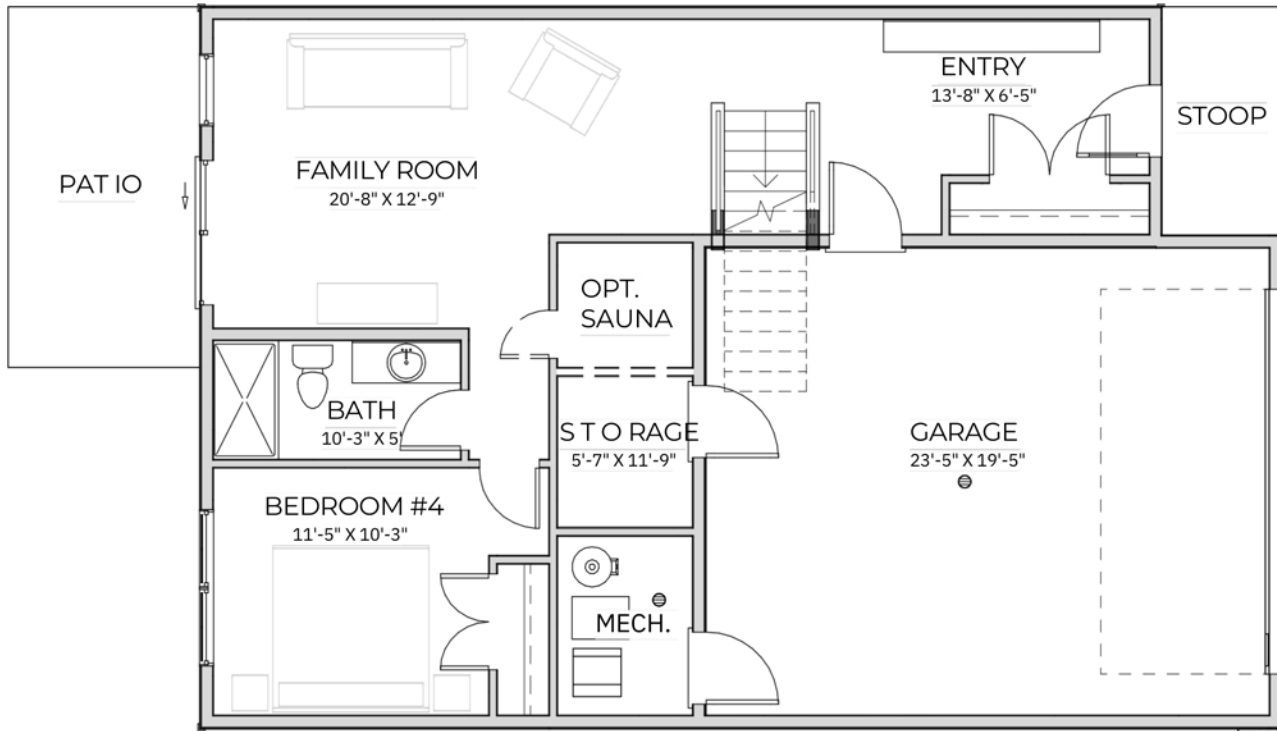


- The Whistler -

2051 square feet



Main Level -1331 square feet

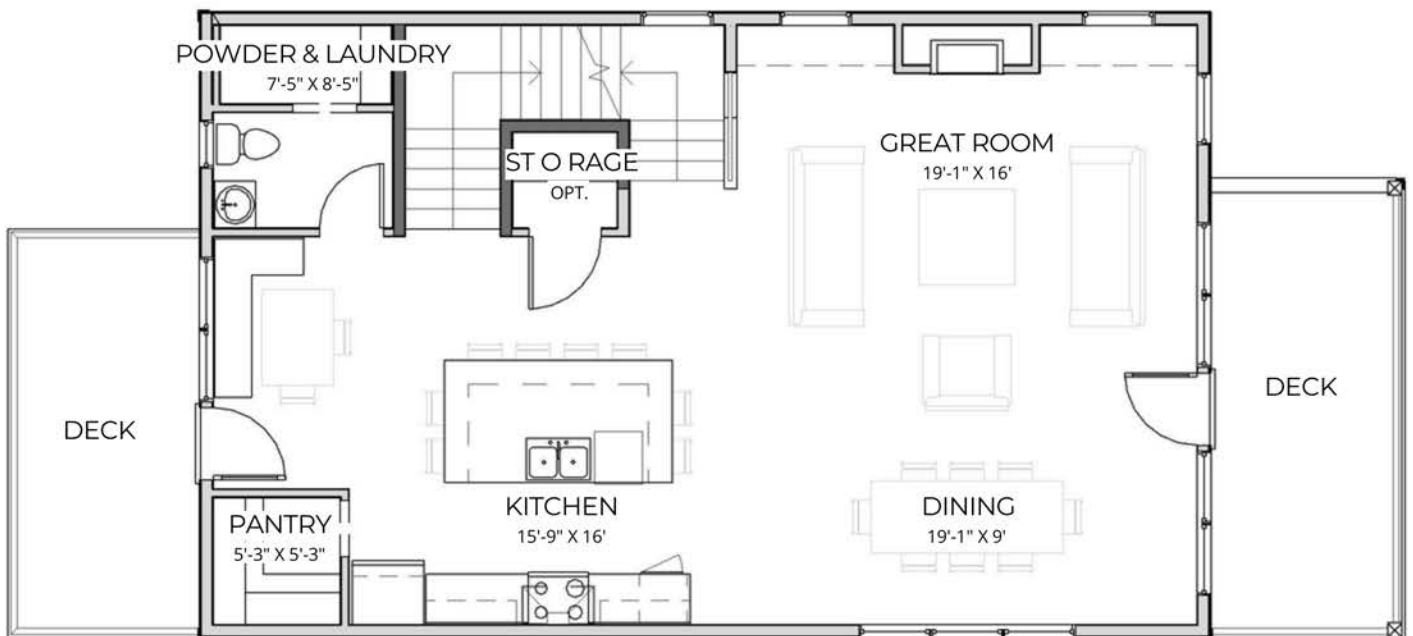


Lower Level -720 square feet

*ROOM SIZES SUBJECT TO CHANGE WITHOUT NOTICE

- The Aspen II -

3142 square feet

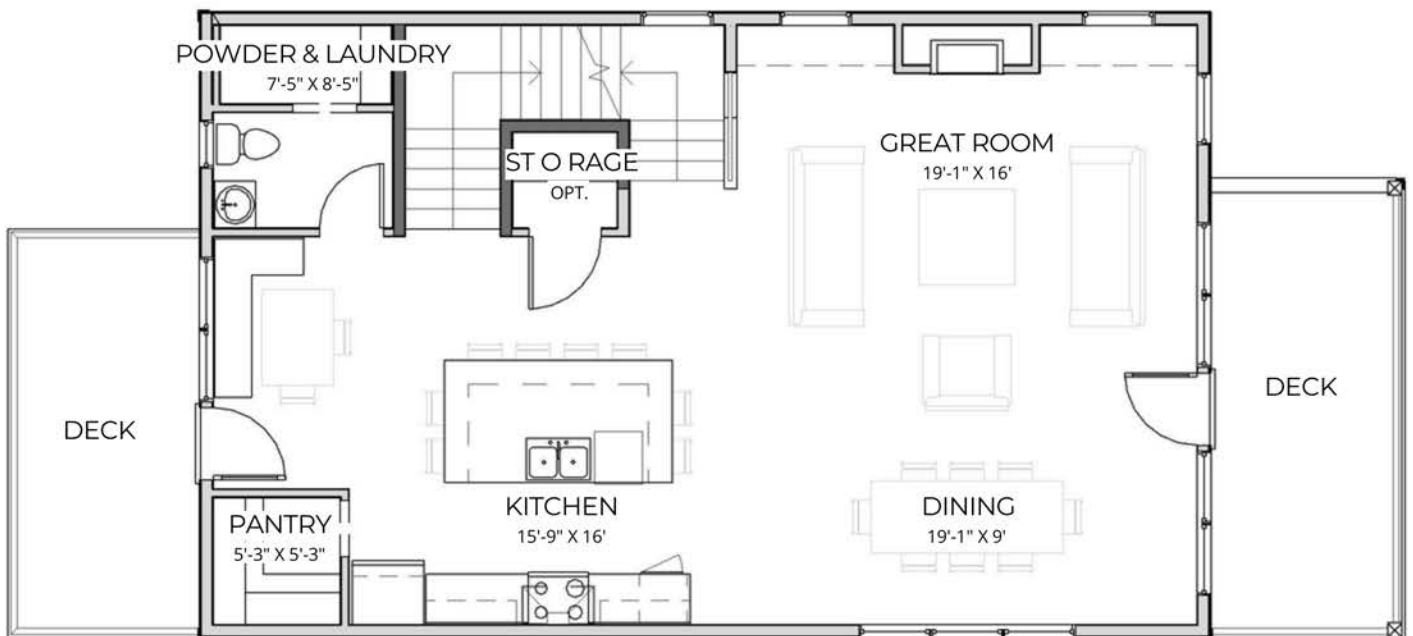


Main Level -1092 square feet

*ROOM SIZES SUBJECT TO CHANGE WITHOUT NOTICE

- The Aspen II -

3142 square feet

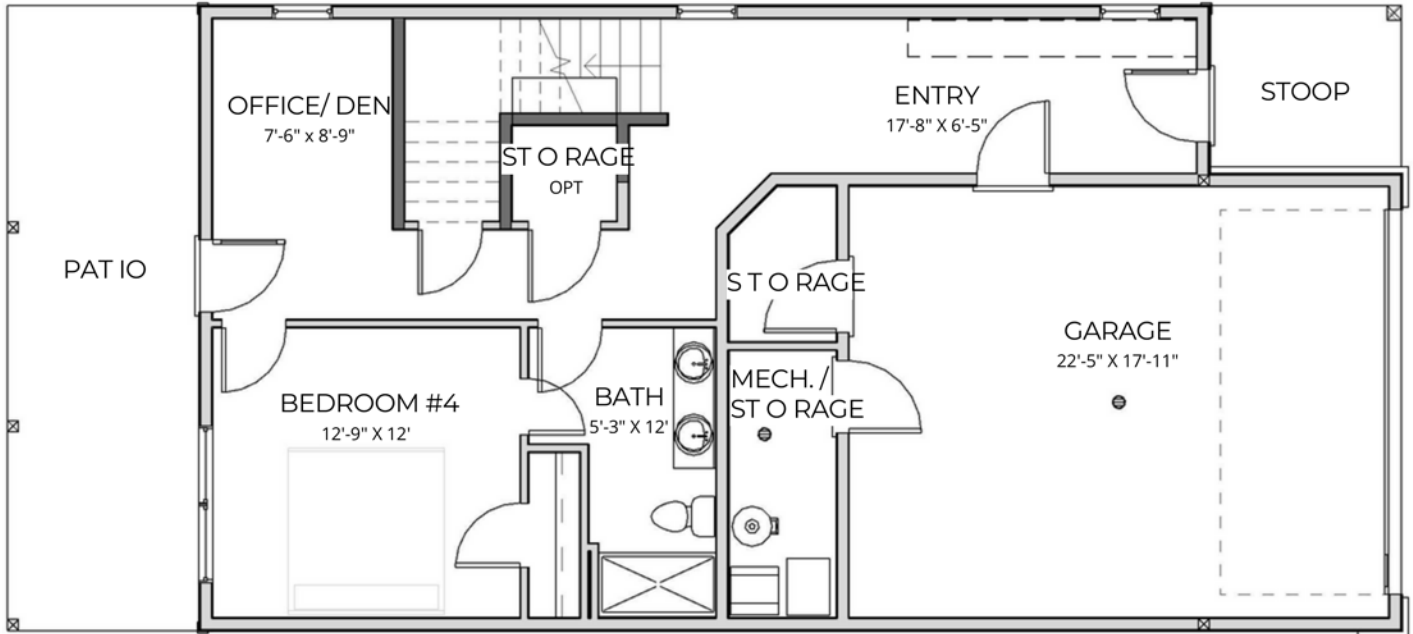


Main Level -1092 square feet

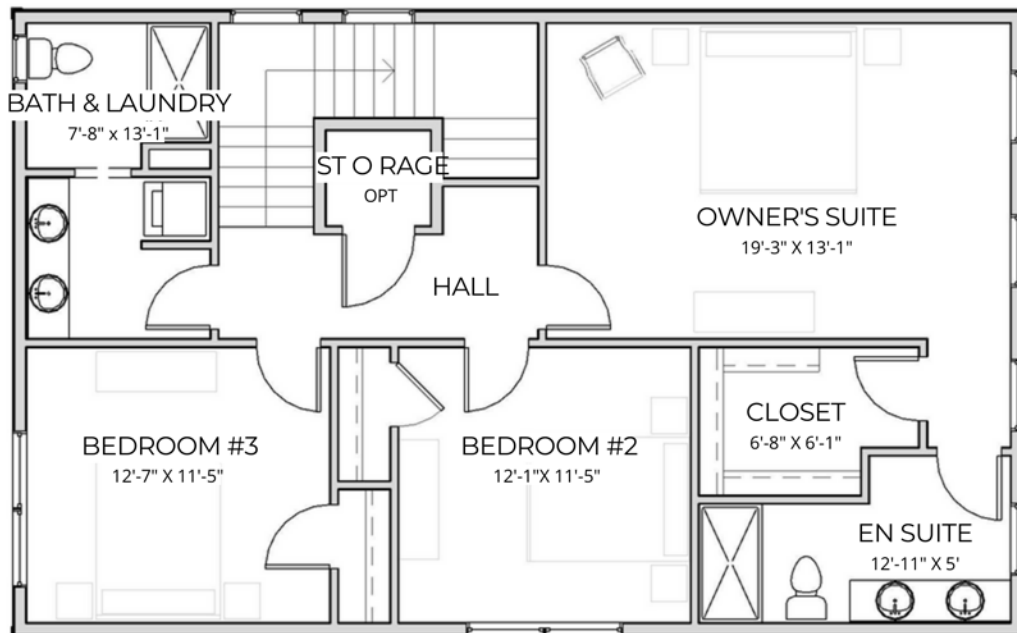
*ROOM SIZES SUBJECT TO CHANGE WITHOUT NOTICE

- The Aspen II -

3142 square feet



Lower Level -658 square feet



Upper Level -1092 square feet

*ROOM SIZES SUBJECT TO CHANGE WITHOUT NOTICE

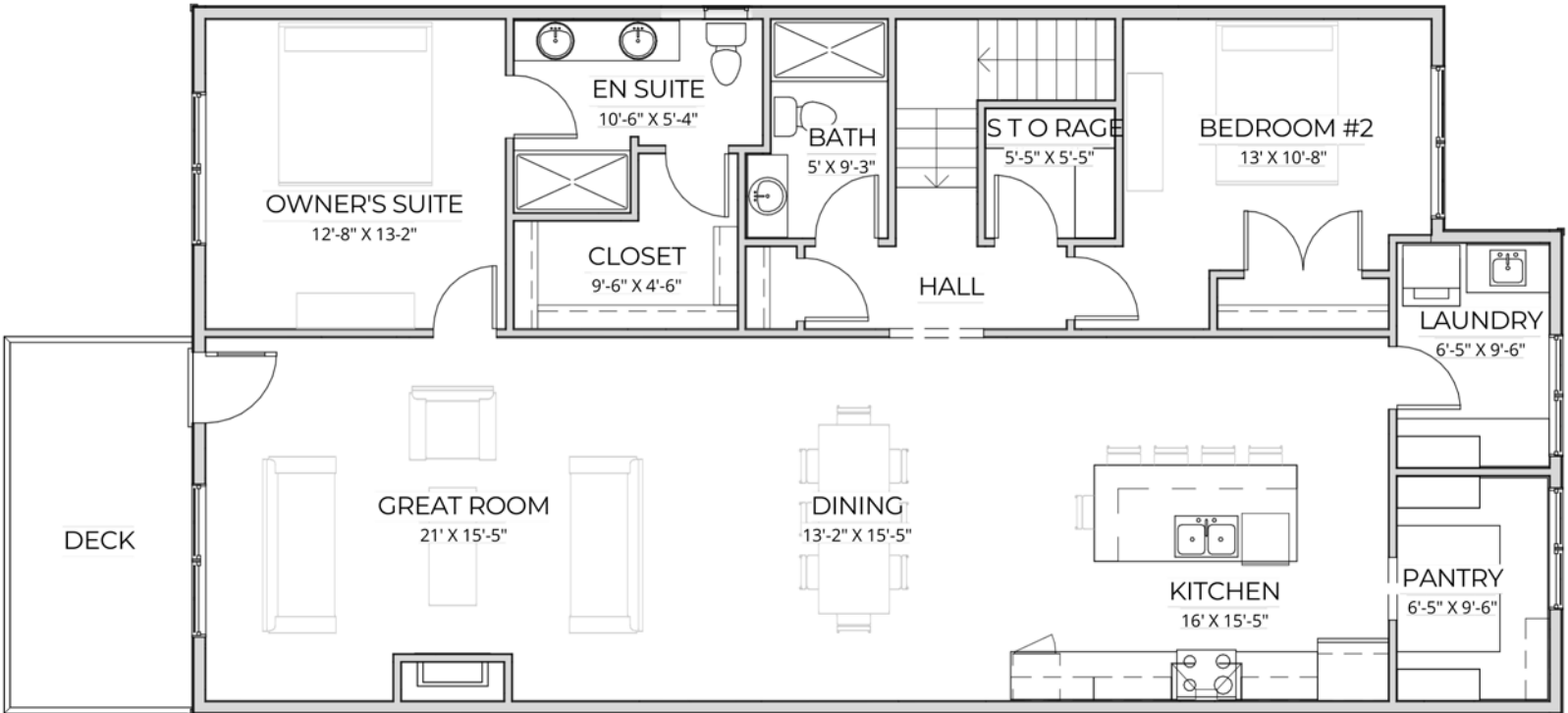
- The Spirit II -

2723 square feet

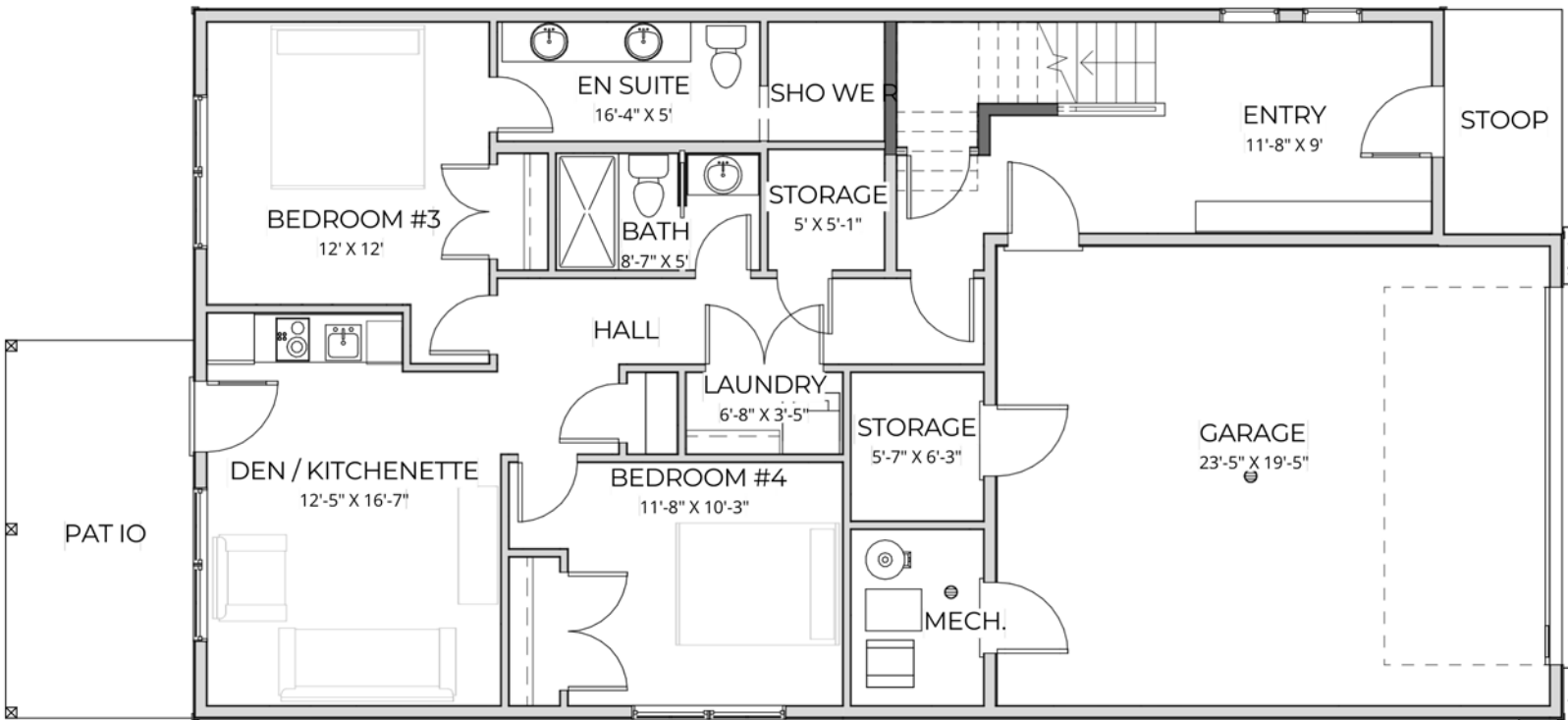


- The Spirit II -

2723 square feet



Main Level -1633 square feet

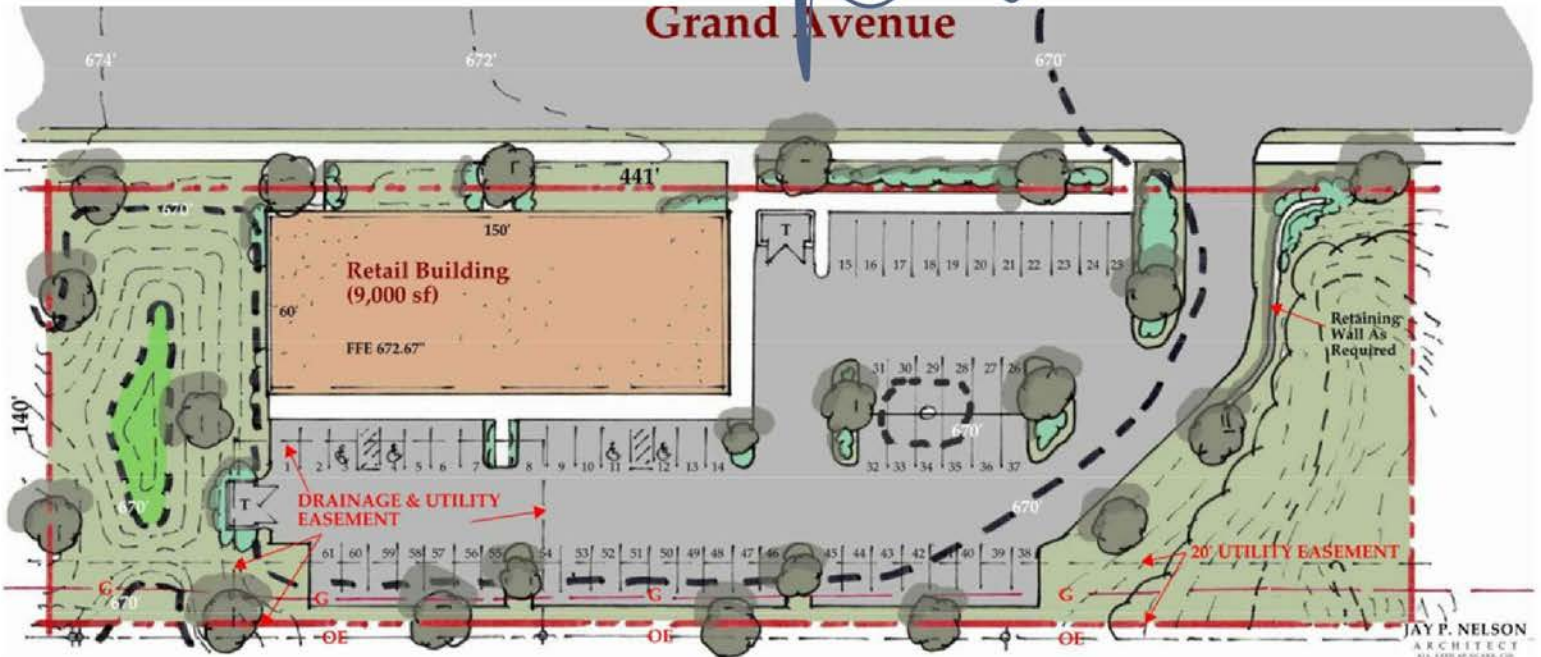


Lower Level -1090 square feet

*ROOM SIZES SUBJECT TO CHANGE WITHOUT NOTICE



Retail



New Retail Space Available

Features:

- 9,000 Square feet retail space
- Build to suit
- Prime location
- Daily Traffic = 14,000 vehicles
- Located next to Ski Hut Adventure Center and
- Burnett Dairy Cooperative - NEW Bistro!

Join Us!



Interested in learning more about our retail space?

Contact Brad Johnson:

612-369-4364 | BRAD@RWLOTUS.COM

www.RiverwestDuluth.com