

The Geneva Beach Resort Advantage

- **Short Lease** – Only 9 payments
- Easy to budget – no hidden fees
- Reserved parking space
- ALL utilities included
- **FREE** cable TV
- **Free access** to shared Wi-Fi network
- Fully furnished with flat screen TV
- Laundry on-site
- We find roommates
- Great location & gorgeous views
- **Only three miles from ATCC**
- Located on the Central Lakes Trail for snowmobiling, biking, running, & hiking
- Fish off our dock & ice fish in the winter
- Boat/Snowmobile parking available
- Cabins professionally cleaned every 4-6 weeks



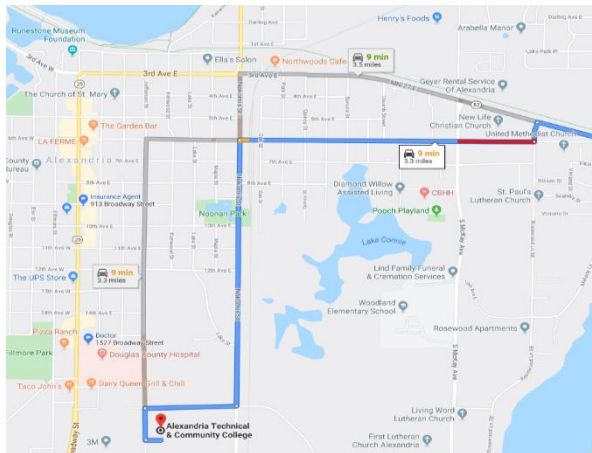
Value of Utilities

(Included in rent each month)

- Wireless Internet \$50 +
 - Expanded Cable TV \$50 +
 - Heat/Electricity/Water/Garbage \$130 +
- **Average Savings of \$200+ per month**

Value of “Fully Furnished”

When looking at apartments, you can expect to spend **\$500.00 or more** finding used furnishings: Bed/Dresser/ Couch/ Chairs/ Table /TV/ Dishes/ Silverware, etc. Let us provide these amenities for you!



3 Miles from Campus

Directions from ATCC: Go North on Jefferson St. to 3rd Ave. (County 82). Turn right (east) on 3rd Ave. and go approx. 1.5 miles until you see the Geneva Beach Resort sign. Turn left on Linden Ave.

Special Rules

- No parties
- No under-age drinking
- **NO INDOOR SMOKING – NO PETS**

Secure Your Cabin!

1. **Deposit:**
 - Security/Damage Deposit \$250.00
 - Cleaning Fee (tax included) \$190.00
 - Last Month's Rent Varies
 -
2. **Signed Lease:** Completed & signed by tenant and parent co-signer.

*** If leasing a 2/3 bedroom cabin with roommates, we need a signed lease/deposit from all tenants to hold cabin.*



ATCC

Information & Rates 2026-27



Craig & Cami Calhoun
105 Linden Ave., Alexandria, MN 56308
320-763-3200

www.ATCChousing.com
info@GenevaBeachResort.com
www.GenevaBeachResort.com

Cabin Options & Rates

Rates are Per Person



Rental Agreement Dates

Sun., August 23, 2026 – Weds., May 12, 2027
(Sunday before 1st day of school - graduation day)

Lakeside Studios #5, 6, 10, 11 One room studio/1 bath

Roomy studio with one full (#5 & 10) or queen bed (#6,11).
Full kitchen.

One tenant:
\$6,750.00 for school year – 9 payments of \$750.00

Walk-Up Studio 12 One room studio/1 bath

Upper level, spacious studio with private lakeside deck.
Galley kitchen includes dining space & dishwasher.

One tenant:
\$6,975.00 for school year – 9 payments of \$775.00

Lakeside Suites #7,8,9 1 bedroom/1 bath

Large one-bedroom suite with 1 queen bed. Living room
and full kitchen.

One tenant:
\$7,200.00 for school year – 9 payments of \$800.00

Maple Lodge 2 bedrooms/1 & ½ bath

Two bedrooms with queen beds, large great room,
full kitchen with dishwasher.

Two tenants – rate per person:
\$6,525.00 for school year – 9 payments of \$725.00

Beach Townhomes 1 & 2 2 bedrooms/1 bath

Two bedrooms with full beds, living room, full
kitchen. 1 bath.

Two tenants – rate per person:
\$6,300.00 for school year – 9 payments of \$700.00

Beach Townhome 3 2 bedrooms/1 bath

Two bedrooms with queen beds. Lower walk-out
with private patio, sidewalk to lake, & lots of light.
Large living/kitchen area with dishwasher.

Two tenants – rate per person:
\$6,525.00 for school year – 9 payments of \$725.00

Geneva House 2 bedrooms/1 bath

Two bedrooms with queen beds. Historic house with
large living room, bath, & full kitchen with
dishwasher.

Two tenants – rate per person:
\$6,525.00 for school year – 9 payments of \$725.00

Homestead Lodge 3 bedrooms/2 bath

Three bedrooms with queen beds. Large great
room, full kitchen with dishwasher.

Three tenants – rate per person:
\$6,300.00 for school year – 9 payments of \$700.00

Linden Lodge 3 bedrooms/2 bath

Three bedrooms with queen beds. Large family room.
Full kitchen with dishwasher.

Three tenants – rate per person for rooms w/ queen beds:
\$6,300.00 for school year – 9 payments of \$700.00

Pineview Cottage Suite 2 bedrooms/1 bath

Two bedrooms with queen beds. Living room and full
kitchen.

Two tenants – rate per person:
\$6,300.00 for school year – 9 payments of \$700.00

Pineview Cottage Lakeside 2 bedrooms/2 bath

Two bedrooms with queen beds. Large living room and
kitchen with dishwasher.

Two tenants – rate per person:
\$6,975.00 for school year – 9 payments of \$775.00