



Candlewood Lake Association
7326 St. Rt 19, Unit 1507
Mt. Gilead, OH 43338
419-947-1138
Candlewoodlake.us

BUYING OR SELLING A HOME OR UNDEVELOPED LOT IN CWL GENERAL INFORMATION

We understand that buying or selling a home or property can sometimes be stressful and confusing. Therefore, we welcome any member or perspective member to call or email our office. We are available to answer your questions and assist you with your property transfer.

Some basic information:

- All Lot or Home Sales/Transfers **require** a Resale Certificate before the closing. Resale Certificates can be ordered on the candlewoodlake.us website. Fees and payment information are included on the Resale Certificate application.
- Lots are for sale by private owners. In addition, CWL has an inventory of lots that are available and listed on the candlewoodlake.us website under real estate.
- All Homes are privately owned. Homes for sale by our members can be found via a local realtor or real estate website.
- All Lot or Homeowners within Candlewood Lake are automatically members of Candlewood Lake Homeowners Association (CWL).

General new building/transfer fees information (current as of February 2024):

- There is a one-time Transfer fee of \$1,300 for each new member of CWL.
- New Build Permit Application fee - \$3,000.
- New Build Road fee (non-refundable) - \$5,000.
- New Build Water Connection fee - \$3,600.
- New Build Sewer Connection fee - \$12,600.
- RV Unit 4 Water Connection fee - \$1,500.
- Foreclosure/Tax Sale/Abandoned Re-Connection fee - \$5,000.
- See Fees/Assessments list for current monthly assessments and other fees.