



GPS ADDRESS:

2040 Sunset Dock Road, Monroe, TN 38573

MAILING ADDRESS:

P.O. Box 580, Byrdstown, TN 38549

PHONE: 931.864.3146 - DURING BUSINESS HOURS

PHONE: 931.871.9469 - AFTER BUSINESS HOURS

www.SunsetMarina.com



2025

• Published rate is valid for the base rate of the accommodation. Extra person charge is \$10/night per person.
 • Check-in is at 4:00 p.m. Checkout is at 10:00 a.m.

Cottages

One Bedroom SLEEPS UP TO 4 PEOPLE



Rate for 2		SPRING & FALL	DISCOUNT	PEAK
DAILY	Sunday Thru Thursday	\$ 65	\$ 110	\$ 160
DAILY	Friday or Saturday	\$ 95	\$ 135	\$ 185
WEEKLY	Any	\$ 475	\$ 750	\$1,185

Two Bedroom SLEEPS UP TO 6 PEOPLE



Rate for 4		SPRING & FALL	DISCOUNT	PEAK
DAILY	Sunday Thru Thursday	\$ 95	\$ 150	\$ 240
DAILY	Friday or Saturday	\$ 150	\$ 200	\$ 295
WEEKLY	Any	\$ 650	\$1,000	\$1,600

The Villas - No lake view.



SLEEPS UP TO 6 PEOPLE

Rate for 4		SPRING & FALL	DISCOUNT	PEAK
DAILY	Sunday Thru Thursday	\$ 75	\$ 120	\$ 170
DAILY	Friday or Saturday	\$ 115	\$ 150	\$ 195
WEEKLY	Any	\$ 525	\$ 800	\$1,200

Sassafras Hollow



SLEEPS UP TO 10 PEOPLE

Rate for 8		SPRING & FALL	DISCOUNT	PEAK
DAILY	Sunday Thru Thursday	\$ 250	\$ 350	\$ 650
DAILY	Friday or Saturday	\$ 325	\$ 475	\$ 650
WEEKLY	Any	\$1,800	\$2,600	\$4,000

Sassafras Point



SLEEPS UP TO 14 PEOPLE

Rate for 10		SPRING & FALL	DISCOUNT	PEAK
DAILY	Sunday Thru Thursday	\$ 300	\$ 450	\$ 750
DAILY	Friday or Saturday	\$ 425	\$ 575	\$ 750
WEEKLY	Any	\$2,200	\$3,450	\$4,850

The Oaks



SLEEPS UP TO 14 PEOPLE

Rate for 12		SPRING & FALL	DISCOUNT	PEAK
DAILY	Sunday Thru Thursday	\$ 275	\$ 425	\$ 725
DAILY	Friday or Saturday	\$ 400	\$ 550	\$ 725
WEEKLY	Any	\$2,100	\$3,300	\$4,600

Hemlocks



SLEEPS UP TO 12 PEOPLE

Rate for 12		SPRING & FALL	DISCOUNT	PEAK
DAILY	Sunday Thru Thursday	\$ 425	\$ 600	\$ 825
DAILY	Friday or Saturday	\$ 550	\$ 725	\$ 825
WEEKLY	Any	\$3,200	\$4,200	\$5,300

Houseboats

• Must be 21 to rent.
 • No Pets Permitted.
 • ID and credit card required upon check-in.

50' Family Cruiser



SLEEPS UP TO 8 PEOPLE

50 Footer	SPRING & FALL	DISCOUNT	PEAK
3 Nights	\$1,275	\$1,600	\$2,275
4 Nights	\$1,500	\$1,800	\$2,475
7 Nights	\$1,800	\$2,525	\$3,600

65' Mid-Size Cruiser



SLEEPS UP TO 10 PEOPLE

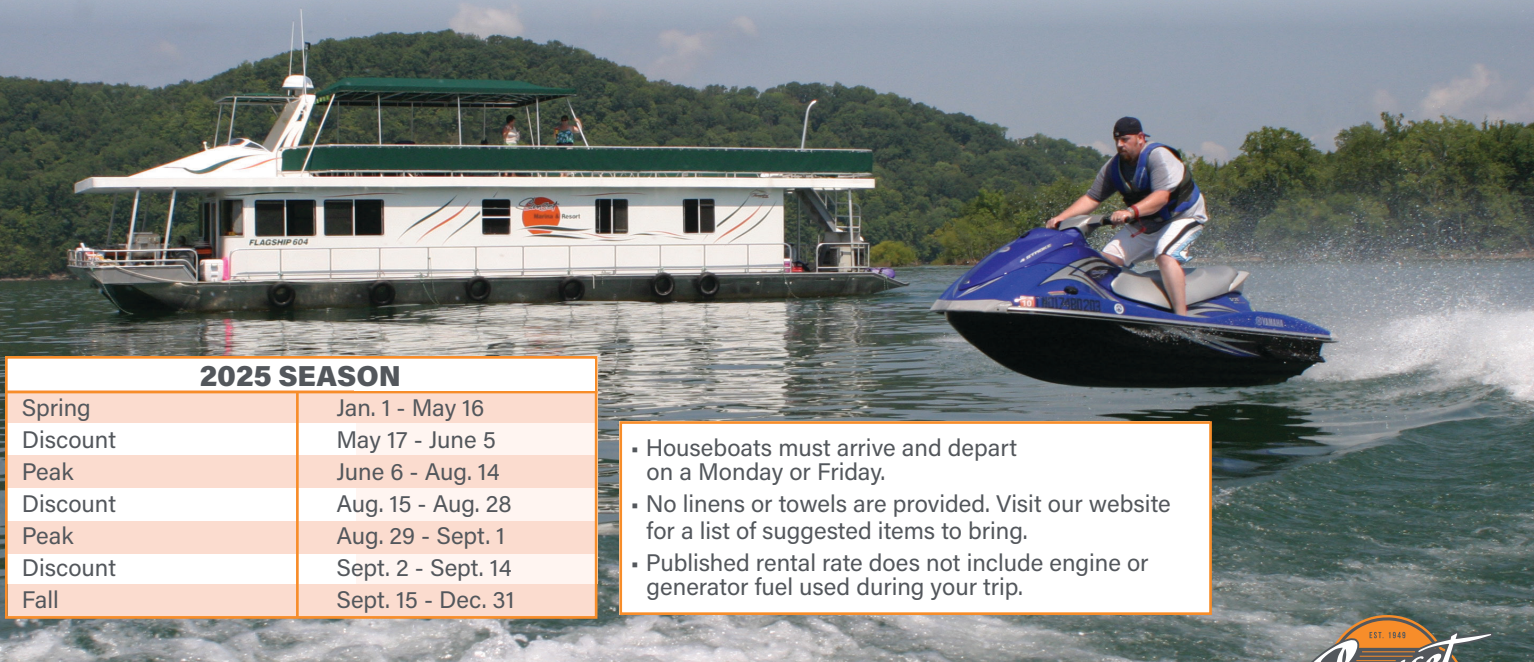
65 Footer	SPRING & FALL	DISCOUNT	PEAK
3 Nights	\$1,550	\$2,375	\$2,900
4 Nights	\$1,700	\$2,575	\$3,250
7 Nights	\$2,350	\$3,500	\$4,300

74' Flagship



SLEEPS UP TO 12 PEOPLE

74 Footer	SPRING & FALL	DISCOUNT	PEAK
3 Nights	\$2,000	\$3,000	\$4,275
4 Nights	\$2,300	\$3,250	\$4,750
7 Nights	\$3,150	\$4,850	\$6,100



2025 SEASON	
Spring	Jan. 1 - May 16
Discount	May 17 - June 5
Peak	June 6 - Aug. 14
Discount	Aug. 15 - Aug. 28
Peak	Aug. 29 - Sept. 1
Discount	Sept. 2 - Sept. 14
Fall	Sept. 15 - Dec. 31

• Houseboats must arrive and depart on a Monday or Friday.
 • No linens or towels are provided. Visit our website for a list of suggested items to bring.
 • Published rental rate does not include engine or generator fuel used during your trip.

Chalets

• Must be 21 to rent.
 • No Pets Permitted.
 • ID and credit card required upon check-in.





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Sunset West

Walking Trail

Sunset East

MAP LEGEND

- ONE BEDROOM COTTAGES
- TWO BEDROOM COTTAGES
- ENTRANCE BOOTH
- PUBLIC RESTROOM WITH SHOWERS
- LOADING DOCK FOR RENTAL HOUSEBOATS
- MOTOR SHOP
- ⋯ OPEN DOCKAGE MOORING
- ⋯ WALKING TRAIL
- FISH CLEANING STATIONS
- LAUNCH FEE HONOR BOXES
- EMERGENCY PHONE
- AED

SUNSET STORAGE
1.5 MILES SOUTH OF MARINA

GPS ADDRESS
1051 Hill Cemetery Road
Monroe, TN 38573

TO SUNSET EAST

GPS ADDRESS
300 Sassafras Point Lane
Monroe, TN 38573

To Sunset East
SUNNY LANE

Cope Cemetery

OLD HWY. 42 →

Sawmill



Dockage Fee Schedule

All slip rates are based upon payment in advance for one full year. (April 1st - March 31st). Any boat (watercraft of any type) docked in Sunset's harbor overnight is required to register at the marina office and pay the appropriate dockage and launch fee. Launch fees are NOT included in slip rental fee.

Other Dockage and Dry Storage



COVERED BOAT SLIPS	Map Location	Finger Walkway Length	Roof Over-Hang	Length of Cover	Slip Width	Slip Height	Annual Dockage Fee
Small Boat / Single Entry	J	20'	4'	24'	8'	9'	\$ 975
Runabout / Single Entry	J	20'	4'	24'	10'	9'	\$ 1,850
Runabout / Double Entry	K	20'	4'	24'	10'	9'	\$ 1,750
Runabout / Double Entry	L	20'	4'	24'	10'	9'	\$ 1,900
Medium Runabout / Double Entry	A, I	20'	4'	24'	10' 6"	9'	\$ 2,850
Large Runabout / Double Entry	B	22'	4'	26'	10' 6"	9'	\$ 3,100

(Above slips include water, electric and storage locker.)

Small Cruiser - Pontoon / Single Entry	C	24'	6'	30'	13'	11' 6"	\$ 4,200
Small Cruiser - Pontoon / Single Entry	J, K	24'	6'	30'	12'	11' 6"	\$ 3,150
Small Cruiser - Pontoon / Single Entry	G, N	24'	4'	28'	13'	11' 6"	\$ 3,875
Small Cruiser - Pontoon / Single Entry	M	24'	4'	28'	13'	11' 6"	\$ 3,400
Small Cruiser - Pontoon / Single Entry	P Even #	24'	4'	28'	13'	11' 6"	\$ 3,500
Small Cruiser - Pontoon / Single Entry	P Odd #	24'	6'	30'	14'	13' 6"	\$ 3,650
Small Cruiser - Pontoon / Single Entry	T	24'	6'	30'	13'	11' 6"	\$ 4,000
Small Cruiser - Pontoon / Single Entry	V	24'	6'	30'	13'	11' 6"	\$ 2,950
Small Cruiser - Pontoon / Single Entry	W	24'	6'	30'	13'	11' 6"	\$ 2,800
Small Cruiser - Pontoon / Single Entry	X	24'	6'	30'	13'	11' 6"	\$ 2,650
Small Cruiser - Pontoon / Single Entry	Z	24'	6'	30'	13'	11' 6"	\$ 3,275
Medium Cruiser - Pontoon / Single Entry	E, F	26'	8'	34'	14'	13' 6"	\$ 4,800
Medium Cruiser - Pontoon / Single Entry	O Even #	29'	6'	35'	14'	13' 6"	\$ 3,850
Medium Cruiser - Pontoon / Single Entry	O Odd #	29'	6'	35'	14'	13' 6"	\$ 4,100
Medium Cruiser - Pontoon / Single Entry	S	29'	6'	35'	14'	13' 6"	\$ 3,400
Large Cruiser - Pontoon / Single Entry	U	32'	6'	38'	15' 6"	14' 6"	\$ 4,200
Large Cruiser - Pontoon / Single Entry	Q	40'	6'	46'	17'	16'	\$ 5,200

(Above slips include water and storage locker. Electric is metered and billed monthly.)

SECOND BOAT POLICY

"Second Boat" is defined as: a personal watercraft (PWC), boat, pontoon boat, or vessel of any type, 24 feet in length or less, without onboard sleeping or bathroom facilities.

Second Boat Permit 2A	Second Boat Permit 2B	Second Boat Permit 2C
This permit authorizes second boats to be tied in the water to your houseboat "ONLY" while you are aboard your Houseboat/ Primary Vessel.	This permit authorizes second boats to be tied in the water to your houseboat for the boating season of April - October (7 Months) regardless of whether or not you are aboard your Houseboat/ Primary Vessel.	This permit authorizes second boats to be tied in the water to your houseboat for the full year which is defined as April through March (12 Months) regardless of whether or not you are aboard your Houseboat/ Primary Vessel.
PWC =\$125.00 BOAT =\$250.00	PWC =\$175.00 BOAT =\$350.00	PWC =\$300.00 BOAT =\$600.00

HOUSEBOAT SLIPS

(Docks D, H, R & Z)
Includes fresh water and metered electric. Cable TV & High Speed Internet available for purchase from Twin Lakes at (931) 864-2151.

Dock	Slip #'s	Rate	Length Beyond Slip
D	825 - 844	\$84	\$42
H	800 - 812	\$84	\$42
H	813 - 824	\$74	\$38
R	845 - 894	\$80	\$40
Z	950 - 956	\$84	\$42

OPEN / UNCOVERED DOCKAGE

Slips with storage locker \$100 additional.

Seasonal Open Dockage: (April 1st - October 31st) \$38.00 per slip foot
Annual Open Dockage: (April 1st - March 31st) \$48.00 per slip foot

LAUNCH RAMP USE FEE

Annual Launch Permit with Slip/Dry Storage:	\$80.00
Boat Under 35' Boats 35' to 41' (Requires 24 hour notice and approval from the marina office)	\$10.00 single launch \$1.50/per foot launch or load
Boats 42' to 64' (Requires 24 hour notice and approval from the marina office)	\$2.00/per foot launch or load
Boats 65' and up (Requires 24 hour notice and approval from the marina office)	\$2.50/per foot launch or load

OVERNIGHT DOCKAGE

Place	NIGHTLY RATE	SLEEP ABOARD	WEEKLY RATE WITH COTTAGE
Open Ramp or Walkway (up to 24' boat)	\$ 20	\$ 25	\$100
Open Ramp or Walkway (25' boat & up)	\$1.00/ft.	\$1.50/ft.	\$.75/ft. (Nightly)
Small Covered Slip (up to 24' x 10')	\$ 25	\$ 35	\$125
Large Covered Slip (up to 28' x 10')	\$ 35	\$ 45	\$175
Open/Overnight Houseboat Dockage	\$1.25/ft.	\$1.50/ft. w/electric	\$1.00/ft. (Nightly)

HYDROHOIST BOAT LIFTS

Available for rental or purchase. In covered slips. (Listed to the left.)

Lift Size / Capacity	Annual Rental Fee
PWC Hydroport	\$ 600
PWC H2 Platform	\$ 650
4,000 lb L-Model	\$1,200
6,000 lb L-Model	\$1,400
8,000 lb L-Model	\$1,700
10,000 lb L-Model	\$1,900

OTHER SERVICE FEES

HOLDING TANK PUMPOUT Holding Tank Pump-Out (per 20 gallon of tank capacity)	\$5.00 (\$15.00 max. per tank)
Pump Out Barge Service Fee	\$30.00
Labor, Service, or Harbor Fee Service, labor, repair, moving boat, securing boats, etc.	\$80.00/per hour

DRY STORAGE BAYS

Located one mile south of Sunset Marina. Sunset Marina Boat Slip Customers receive 15% discount on Annual Rental in combination with slip rental. *Premium units have concrete floors. (6 month rentals taken only if scheduling allows) Launch fees are NOT included in storage rental fee.

SUNSET'S BOAT, RV and UTILITY STORAGE	Annual Rental	Summer Rental (May 1 - Oct 31)	Winter Rental (Nov 1 - Apr 30)
Large - 40' Long x 13' Wide Bays with 12' h x 12' w Doors	\$1,150	\$ 850	\$ 850
Extra Large - 40' Long x 14' Wide Bays with 14' h x 13' w Doors	\$1,350	\$ 1,000	\$1,000
Premium - 40' Long x 12' Wide Bays with 12' h x 12' w Doors	\$1,750	\$1,300	\$1,300
Premium XL - 40' Long x 15' Wide Bays with 12' h x 12' w Doors	\$1,850	\$1,400	\$1,400
Premium XXL - 48' Long x 15' Wide Bays with 14' h x 15' w Doors	\$2,200	\$1,650	\$1,650



Small Craft Rentals

2025 Season Schedule

	Spring	Peak	Fall
	Jan. 1 - May 22	May 23 - Sept. 1	Sept. 2 - Dec. 31

Personal Watercraft

\$500 cash deposit required upon check-in

	Hourly (after 12 noon)	Spring & Fall	PEAK	
			SUN. - FRI.	SAT.
Yamaha Waverunners [2 persons or less]	\$100	\$395	\$415	\$435

Pleasure Boats

	Spring & Fall	PEAK	
		SUN. - FRI.	SAT.
19' Bayliner Deck Boat [8 Person]	\$350	\$365	\$400
20' Bryant Deck Boat [8 person]	\$425	\$445	\$475
21' Searay Runabout [8 person]	\$445	\$465	\$510
24' Leisure Kraft Tri-Toon [10 person]	\$450	\$475	\$525
30' Leisure Kraft Tri-Toon [12 person]	\$475	\$500	\$550

Pontoon Boats [NO TOWING]

	Spring & Fall	PEAK	
		SUN. - FRI.	SAT.
SST 25' x 8' w/Canvas Top [6 Person] *No Grill	\$195	\$205	\$225
MST 25' x 10' w/Canvas Top [8 Person] *No Grill	\$225	\$235	\$265
ST 30' x 10' w/ Canvas Top [10 Person]	\$250	\$265	\$290
HT 30' x 10' w/ Hard Top & Slide [12 Person]	\$275	\$290	\$320
HHT 30' x 10' w/ Hard Top & Slide [12 Person]	\$325	\$340	\$375
MJHT 30' x 10' w/ Hard Top, Slide & Bathroom [12 Person]	\$395	\$415	\$450

Fun Equipment

	HOURLY	DAILY 8 HOUR DAY	WITH SUNSET RENTAL
Paddleboard	\$15	\$50	\$30
Canoe	\$10	\$30	\$30
Kayak	\$20	\$50	\$30
Tube, Skis, Wakeboard, Kneeboard	-	\$30	\$30
Ski Vests	-	\$10	\$5

Jon Boats

	DAILY
14' Alumacraft 10 HP motor [2 Person]	\$ 75
16' Alumacraft 15 HP motor [2-4 Person]	\$ 95
16' Solidcraft 20 HP motor [4-5 Person]	\$115

(Jon Boats have electric start motors.)

- Must be 21 to rent.
- No Pets Permitted.
- ID and credit card required upon check-in.
- Published rental rate does not include fuel used.

