

2026



SUNSET

19

Marina

49

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





DOCKAGE RATES • SPECIAL SERVICES • DRY STORAGE

ANNUAL COVERED DOCKAGE

	LOCATION	ENTRY	FINGER WALKWAY LENGTH	ROOF OVER-HANG	LENGTH OF COVER	SLIP WIDTH	SLIP HEIGHT	ANNUAL DOCKAGE FEE	WATER INCLUDED	ELECTRIC INCLUDED OR BILLED MONTHLY	STORAGE LOCKER INCLUDED
Small Boat	J	Single	20'	4'	24'	8'	9'	\$1,000	✓	✓	✓
Runabout	J	Single	20'	4'	24'	10'	9'	\$1,900	✓	✓	✓
Runabout	K	Double	20'	4'	24'	10'	9'	\$1,800	✓	✓	✓
Runabout	L	Double	20'	4'	24'	10'	9'	\$1,950	✓	✓	✓
Medium Runabout	A, I	Double	20'	4'	24'	10'6"	9'	\$2,950	✓	✓	✓
Large Runabout	B	Double	22'	4'	26'	10'6"	9'	\$3,200	✓	✓	✓
Small Cruiser - Pontoon	C	Single	24'	6'	30'	13'	11'6"	\$4,350	✓	B	✓
Small Cruiser - Pontoon	J, K	Single	24'	6'	30'	12'	11'6"	\$3,250	✓	B	✓
Small Cruiser - Pontoon	G, N	Single	24'	4'	28'	13'	11'6"	\$4,000	✓	B	✓
Small Cruiser - Pontoon	M	Single	24'	4'	28'	13'	11'6"	\$3,500	✓	B	✓
Small Cruiser - Pontoon	P Even #	Single	24'	4'	28'	13'	11'6"	\$3,600	✓	B	✓
Small Cruiser - Pontoon	P Odd #	Single	24'	6'	30'	14'	13'6"	\$3,750	✓	B	✓
Small Cruiser - Pontoon	T	Single	24'	6'	30'	13'	11'6"	\$4,100	✓	B	✓
Small Cruiser - Pontoon	V	Single	24'	6'	30'	13'	11'6"	\$3,050	✓	B	✓
Small Cruiser - Pontoon	W	Single	24'	6'	30'	13'	11'6"	\$2,875	✓	B	✓
Small Cruiser - Pontoon	X	Single	24'	6'	30'	13'	11'6"	\$2,725	✓	B	✓
Small Cruiser - Pontoon	Z	Single	24'	6'	30'	13'	11'6"	\$3,375	✓	B	✓
Medium Cruiser - Pontoon	E, F	Single	26'	8'	34'	14'	13'6"	\$4,950	✓	B	✓
Medium Cruiser - Pontoon	O Even #	Single	29'	6'	35'	14'	13'6"	\$3,975	✓	B	✓
Medium Cruiser - Pontoon	O Odd #	Single	29'	6'	35'	14'	13'6"	\$4,225	✓	B	✓
Medium Cruiser - Pontoon	S	Single	29'	6'	35'	14'	13'6"	\$3,550	✓	B	✓
Large Cruiser - Pontoon	U	Single	32'	6'	38'	15'6"	14'6"	\$4,325	✓	B	✓
Large Cruiser - Pontoon	Q	Single	40'	6'	46'	17'	16'	\$5,350	✓	B	✓
Runabout/ Pontoon	Plankyard Harbor	Single	24'	6'	30'	12'	11'6"	\$4,400	✓	✓	✓

OVERNIGHT DOCKAGE

Place	NIGHTLY RATE		SLEEP ABOARD	WEEKLY RATE WITH COTTAGE
	SPRING/FALL	MEMORIAL DAY - LABOR DAY		
Open Ramp or Walkway (up to 24' boat)	\$20	\$25	\$30	\$100
Open Ramp or Walkway (25' boat & up)	\$1.00/ft.	\$1.25/ft	\$1.50/ft.	\$.75/ft. (Nightly)
Small Covered Slip (up to 24' x 10')	\$25	\$30	\$40	\$125
Large Covered Slip (up to 28' x 10')	\$35	\$40	\$50	\$175
Open/Overnight Houseboat Dockage	\$1.25/ft.		\$1.50/ft. w/electric	\$1.00/ft. (Nightly)

ANNUAL OPEN/UNCOVERED DOCKAGE

Slips with storage locker \$100 additional.

(April 1st - March 31st)
\$49.00 per slip foot



PLANKYARD HARBOR - 2026 lease expansion located at 2025 Plankyard Rd. Byrdstown, TN 38549. Boats with HVAC, toilets, or sleeping quarters are prohibited from mooring at Plankyard Harbor. While a water spigot is not located at every slip, water is available at no additional charge.

- All annual 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 any slip rental fee.

DRY STORAGE

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/Ft.	Length Beyond Slip
D	825 - 844	\$86	\$43
H	800 - 812	\$86	\$43
H	813 - 824	\$76	\$38
R	845 - 894	\$83	\$42
Z	950 - 956	\$86	\$43

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

SECOND BOAT POLICY

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

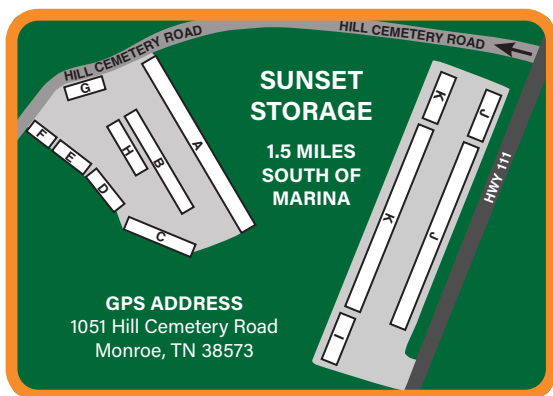
Second Boat Permit 2A	Second Boat Permit 2B	Second Boat Permit 2C
This permit authorizes second boats to be tied in the water to your houseboat "ONLY" while you are aboard your Houseboat/Primary Vessel.	This permit authorizes second boats to be tied in the water to your houseboat for the boating season 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

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

- Price depends on the time of year and boat size.

DRY STORAGE BAYS



- Sunset Marina Annual Dockage customers receive 15% discount on a dry storage rental.
- Seasonal Rental available only if scheduling allows.
- Launch Fees are NOT included in dry storage rental fee.

	UNIT LENGTH	UNIT WIDTH	DOOR SIZE (H x W)	FLOORING	ANNUAL RENTAL FEE	SEASONAL RENTAL (May 1-Oct 31 or Nov 1-Apr 30)
Large	40'	13'	12' x 12'	Gravel	\$1,150	\$850
X-Large	40'	14'	14' x 13'	Gravel	\$1,350	\$1,000
Premium	40'	12'	12' x 12'	Concrete	\$1,750	\$1,300
Premium XL	40'	15'	12' x 12'	Concrete	\$1,850	\$1,400
Premium XXL	48'	15'	14' x 15'	Concrete	\$2,200	\$1,650

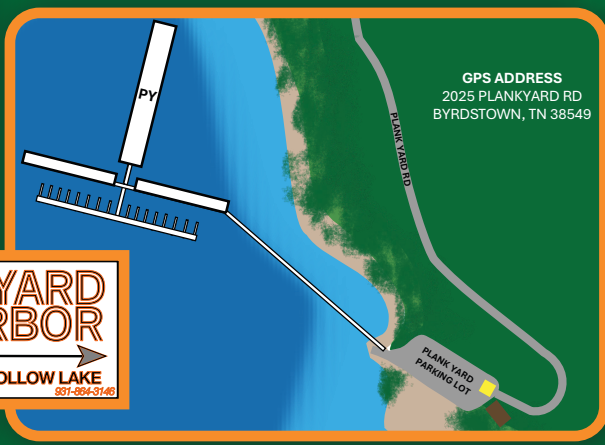
GPS Address:

A - H Buildings -

1051 Hill Cemetery Rd., Monroe, TN 38573

I - K Buildings -

2220 Livingston Hwy, Monroe, TN 38573



PLANKYARD HARBOR

Sunset Marina & Resort

DALE HOLLOW LAKE

801-864-3146

2026

SUNSET 19 Marina 49

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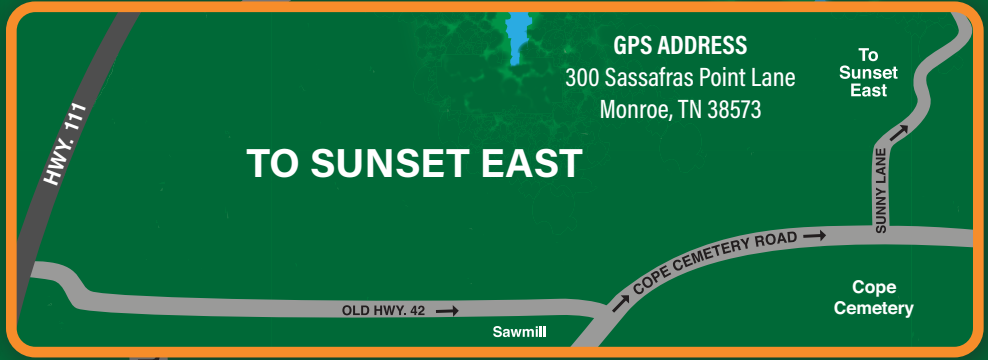


MAP LEGEND

- ONE BEDROOM COTTAGES
- TWO BEDROOM COTTAGES
- ENTRANCE BOOTH
- PUBLIC RESTROOM WITH SHOWERS
- LAUNDRY ROOM FOR CABIN & SLIP CUSTOMERS
- LOADING DOCK FOR RENTAL HOUSEBOATS
- MOTOR SHOP
- ⋯ OPEN DOCKAGE MOORING
- ⋯ WALKING TRAIL
- 🐟 FISH CLEANING STATIONS
- LAUNCH FEE HONOR BOXES
- ☎ EMERGENCY PHONE
- 🚑 AED
- PLANK YARD PICNIC SHELTER

THE OAKS
SASSAFRAS POINT
SASSAFRAS HOLLOW
TWIN HEMLOCK CHALETS
YY

Sunset East



GPS ADDRESS
300 Sassafras Point Lane
Monroe, TN 38573

TO SUNSET EAST

CEMETERY ROAD →

To Sunset East

Cope Cemetery

Sawmill

MUST BE 21 TO RENT.

NO PETS PERMITTED.

ID AND CREDIT CARD REQUIRED UPON CHECK-IN.

CHECK-IN 4:00 P.M.

CHECKOUT 10:00 A.M.

One Bedroom Cottages



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

* Cottages 5, 7, 8, 9, & 22 have 2 full-sized beds in the bedroom.

* Cottages 6, 11, 12, 16 & 17 have 1 queen-sized bed in the bedroom & 1 sleeper couch in the living room.

Two Bedroom Cottages



6 Person Max		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

* All two bedroom cottages have 1 queen bed in each bedroom & a sleeper couch in the living room.

The Villas - No lake view.



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

* Both villas are two bedrooms with queen beds and a sleeper couch in the living room.

* The Villas do not offer a lake view but they provide added privacy in a quiet, secluded area with their own basketball goal and playground.



Sassafra's Hollow Chalet

8 Person Max		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



Hemlocks Chalet

12 Person Max		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



Sassafra's Point Chalet

14 Person Max		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 Chalet

14 Person Max		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

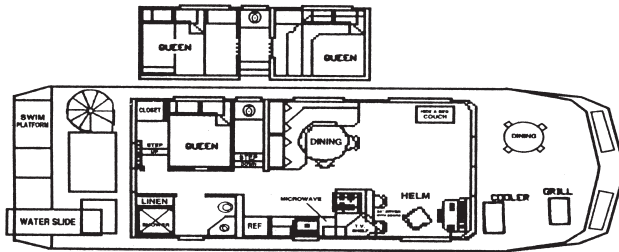
Houseboat Rentals

- **MUST BE 21 TO RENT.**
- **NO PETS PERMITTED.**
- **ID AND CREDIT CARD REQUIRED UPON CHECK-IN.**

2026 SEASON	
Spring & Fall	Jan. 1 - May 15, Sept. 15 - Oct. 31
Discount	May 16 - June 4, Aug. 14 - Sept. 4 - Sept. 14
Peak	June 5 - Aug. 13, Sept. 8 - Sept. 14

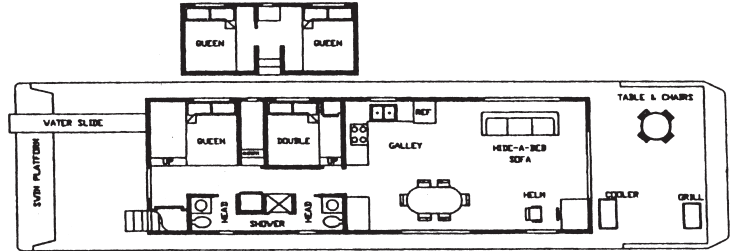
- Houseboats must arrive and depart on a Monday or Friday.
- No linens or towels are provided. Visit our website for a list of suggested items to bring.
- Published rental rate does not include engine or generator fuel used during your trip.

50 FOOTER - 8 PERSON MAX



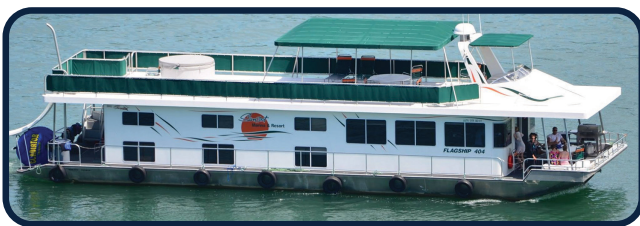
<i>Family Cruiser</i>	SPRING & FALL	DISCOUNT	PEAK
3 Nights	\$1,275	\$1,600	\$2,275
4 Nights	\$1,500	\$1,800	\$2,475
7 Nights	\$1,800	\$2,525	\$3,600

65 FOOTER - 10 PERSON MAX

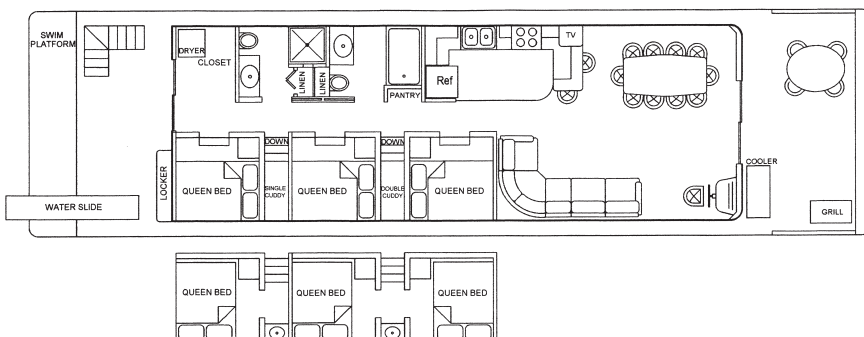


<i>Midsize Cruiser</i>	SPRING & FALL	DISCOUNT	PEAK
3 Nights	\$1,550	\$2,375	\$2,900
4 Nights	\$1,700	\$2,575	\$3,250
7 Nights	\$2,350	\$3,500	\$4,300

74 FOOTER - 12 PERSON MAX



<i>Flagship</i>	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



2026 Season Schedule

	SPRING	PEAK	FALL
	Jan. 1 - May 20	May 21 - Sept. 7	Sept. 8 - Dec. 31

PERSONAL WATERCRAFT

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

\$500 cash deposit required upon check-in

PLEASURE BOAT AND PONTOON BOAT RENTALS

		MAX CAPACITY	CAPABLE OF TOWING	GRILL	SLIDE	SPRING & FALL	PEAK	
							SUN.-FRI.	SAT.
PLEASURE BOATS	19' Bayliner Deck Boat	8	✓	X	X	\$265	\$365	\$440
	20' Bryant Deck Boat	8	✓	X	X	\$320	\$445	\$525
	21' Searay Runabout	8	✓	X	X	\$335	\$465	\$565
	24' Leisure Kraft Tri-Toon	10	✓	X	X	\$340	\$475	\$580
	30' Leisure Kraft Tri-Toon	12	✓	X	X	\$360	\$500	\$605
PONTOON BOATS	SST- Small Soft Top 25'x8'	6	X	X	X	\$150	\$205	\$250
	MST- Medium Soft Top 25'x10'	8	X	X	X	\$170	\$235	\$295
	ST-Soft Top 30'x10'	10	X	✓	X	\$190	\$265	\$320
	HT-Hard Top 30'x10'	12	X	✓	✓	\$210	\$290	\$355
	HHT-Horizon Hard Top 30'x10'	12	X	✓	✓	\$245	\$340	\$415
	MJHT-Majestic Hard Top 30'x10' (Has bathroom)	12	X	✓	✓	\$300	\$415	\$495

MUST BE 21 TO RENT & DRIVE.

NO PETS PERMITTED.

ID AND CREDIT CARD REQUIRED AT CHECK-IN.

9 A.M. PICKUP

5 P.M. RETURN TIME

PLEASURE BOATS



19' Bayliner Deck Boat



20' Bryant Deck Boat



21' Searay Runabout



24' Leisure Kraft Tri-Toon



30' Leisure Kraft Tri-Toon

PONTOON BOATS



SST- Small Soft Top 25'x8'



MST- Medium Soft Top 25'x10'



ST-Soft Top 30'x10'



HT-Hard Top 30'x10'



HHT-Horizon Hard Top 30'x10'



MJHT-Majestic Hard Top 30'x10'
(Has bathroom)

EQUIPMENT

	HOURLY	DAILY	W/ SUNSET RENTAL
Paddleboard	\$15	\$50	\$30
Canoe	\$10	\$30	\$30
Kayak	\$20	\$50	\$30
Tube, Skis, Wakeboard, Kneeboard	X	\$30	\$30
Ski Vests	X	\$10	\$5

JON BOATS

	MOTOR	MAX CAPACITY	DAILY
14' Alumnacraft	10HP	2	\$75
16' Alumnacraft	15HP	2-4	\$95
16' Solidcraft	20HP	4-5	\$15

(Jon Boats have electric start motors.)



14' Alumnacraft



16' Solidcraft