

THE GIESLER GROUP

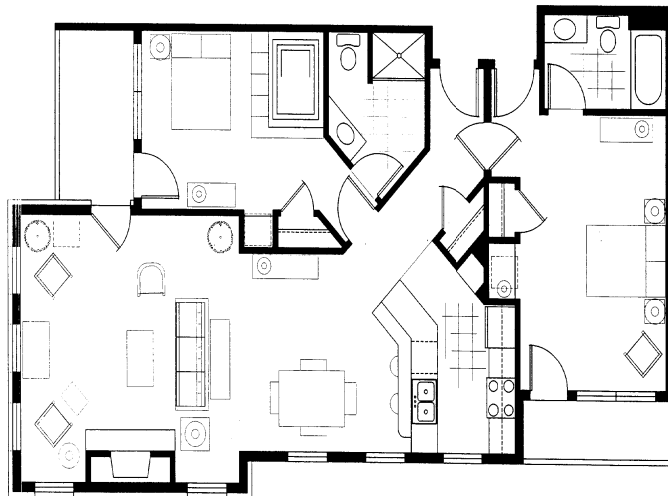
RESIDENTIAL/COMMERCIAL REAL ESTATE

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107 N. First Avenue #147

Price - \$299,000

Sturgeon Bay, Wisconsin



2 BEDROOM—2BATH

CONDO SIZE: Above Grade SQ. FT.— 1,375

Special Features and Information

Lot Size	Common Area	Fireplace	Yes
Exterior	Stone/Cedar	Refrigerator	Yes
Age/Condition	4 years / excellent	Range	Yes-Electric
Heat Type	Electric base	Dishwasher	Yes
Air Conditioning	P-tex unit	Disposal	Yes
Water Heater	Common	Public Sewer	Yes
Water Softener	Yes—Common	Public Water	Yes
Garage	No	Schools	Sturgeon Bay
Door Opener	No	Taxes	\$4735 (2006)
Roof	Fiberglass	Parcel #	281350727260147
Basement	Crawl Space		
Washer/Dryer	No		
Sump Pump	Yes		
Flood Plain	No—Map Amendment		

Room	Floor	Room
Living Room	C	16 X 17
Kitchen	T	10 X 12
Dinette	C	12 X 12
Bedroom-1	C	14 X 13
Bedroom-2	C	12 X 17
Full Bath-1	T	08 X 10
Full Bath-2	T	06 X 09

(Room dimensions are rounded to the nearest foot.)
 U=Upper, L=Lower, M=Main, C=Carpet, V=Vinyl, W=Wood, T=Tile, P=Parquet,

Property Remarks:

STONE HARBOR RESORT— Located on the waterfront in Historic Downtown Sturgeon Bay. Panoramic water view. This is one of the best floor plans in the resort. This condo/hotel will generate a cash flow to help offset the cost of ownership. Corian counter tops, Kohler fixtures, ceramic tile flooring. Whirlpool tub in Master. Amenities including the Stone Harbor Restaurant and Pub, Essence Door County Gallery Shop. 20,000 S.F. convention center which will increase the overall occupancy. 35,000 S.F. of common space comes with ownership of this condo. Indoor and outdoor Pool. Lockout doors for partial

Included In Sale:

Stove, Dishwasher, Disposal, Refrigerator, All furniture, fixtures

Property Location:

Hwy 42/57 to Sturgeon Bay, then follow the Downtown Business District exit. As you cross over the old bridge you'll see Stone Harbor to your left.

*Above ground square footage of living area is based on outside dimensions. Below grade, or partially below grade footage of living area is the improved area only. Square footage of living area is obtained from public records, may not be accurate, and is provided for comparison purposes only. ** Lot dimensions and/or size is based on information available from public records and may not be accurate. Accurate boundary lines and lot size can only be determined if a plat of survey is obtained. *** Any interested parties should contact the listing agent for a copy of the Seller's Property Condition Report. **** Information is assumed to be correct but has not been verified. Buyer should independently confirm any information which would be significant in the decision to purchase the property. (Supersedes any previous publications.) 6/16/2000