

THE GIESLER GROUP

I N C O R P O R A T E D

ENGINEERING • REAL ESTATE • DEVELOPMENT • MANAGEMENT

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217 N. First Avenue #15 Price: \$ 389,900.00

Sturgeon Bay, Wisconsin



3 BEDROOM -3 BATH- 1st FLOOR

CONDO SIZE: Above Grade SQ. FT.- 1,750

Special Features and Information

Lot Size	Common Area	Fireplace	Yes
Exterior	Stone/Cedar	Refrigerator	Yes
Age/Condition	5 Years / Excellent	Range	Yes-Electric
Heat Type	Gas Forced Air	Dishwasher	Yes
Air Conditioning	Central Air	Disposal	Yes
Water Heater	Yes/Elec.—100 gallon	Public Sewer	Yes
Water Softener	Yes	Public Water	Yes
Garage	1 stall attached	Schools	Sturgeon Bay
Door Opener	Yes	Taxes	\$ 7,463.86
Roof	Certainteed Grand Manor	Parcel #	281-36-0727260315
Basement	Crawl	Occupancy	At Closing
Washer/Dryer	No		
Sump Pump	Yes		
Flood Plain	No (map amendment)		
Private Boat	Included		

Rooms	Floor	Room
Great Room	W	15 X 18
Kitchen	W	13 X 9
Dinette	W	18 X 8
Bedroom M	C	13 X 16
Bedroom 2/Dining	C	10 X 11
Bedroom 3	C	12 X 17
Three Seasons	T	13 X 8
3 Full Baths	T	

(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:

Located on the waterfront in Historic Downtown Sturgeon Bay. Panoramic water view from unit. Corian counter tops, Kohler fixtures, hardwood and ceramic tile flooring. Whirlpool tub in bathroom. Tray ceiling in upper Master bedroom units. Vaulted ceilings in Great room – kitchen area. Designed for owner occupancy. Full access to adjacent Stone Harbor Resort and Conference Center amenities available with membership.

Included In Sale: Stove, Dishwasher, Disposal, Garage door opener, Microwave, Refrigerator, Furniture, water softener and Boat Slip

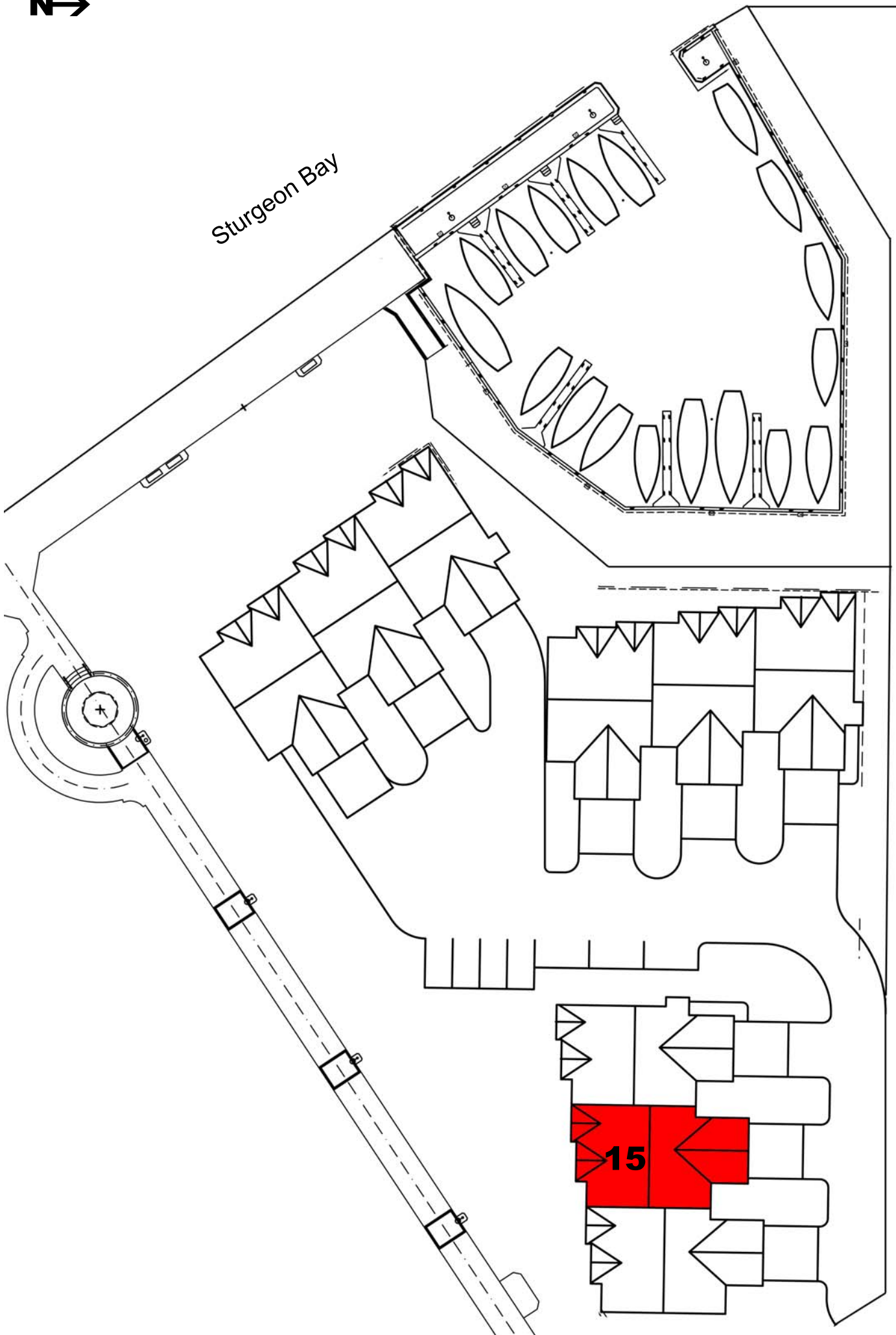
Not Included In Sale: Sellers personal property

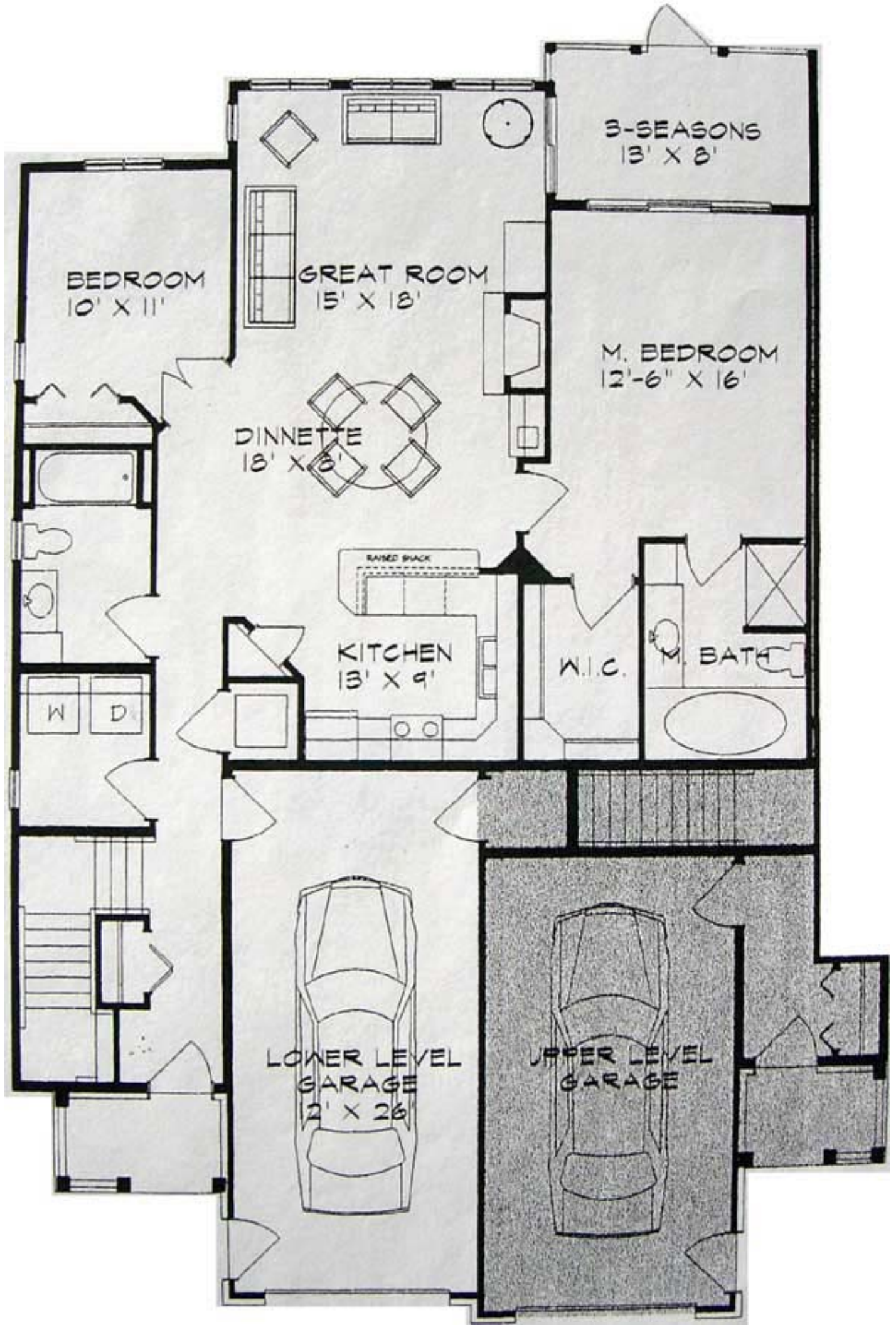
Property Location: Hwy 42/57 to Sturgeon Bay, then follow the Downtown Business District exit. As you cross over the old bridge you'll see Stone Harbor to your left.

*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.) 08/16/2006



Sturgeon Bay





3-SEASONS
13' X 8'

BEDROOM
10' X 11'

GREAT ROOM
15' X 18'

M. BEDROOM
12'-6" X 16'

DINNETTE
18' X 8'

RAISED SHACK

KITCHEN
13' X 9'

W.I.C.

M. BATH

W

D

LOWER LEVEL
GARAGE
21' X 26'

UPPER LEVEL
GARAGE

