

# THE GIESLER GROUP

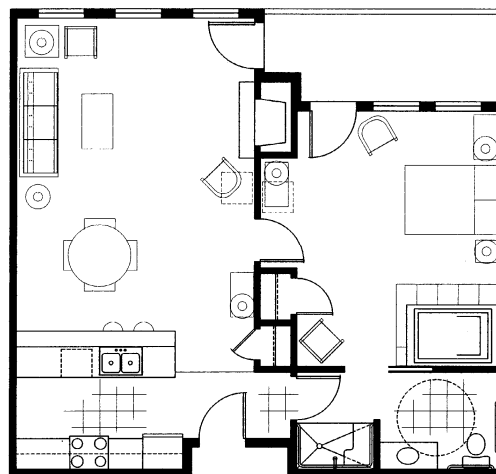
RESIDENTIAL/COMMERCIAL REAL ESTATE

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**107 N. First Avenue #123**

**Price - \$165,000**

**Sturgeon Bay, Wisconsin**



**1 BEDROOM—3 BATH**

**CONDO SIZE: Above Grade SQ. FT.— 876**

**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	\$2755.00 (2016)
Roof	Fiberglass	Parcel #	281-35-
Basement	Crawl Space		0727260123 R
Washer/Dryer	No		
Sump Pump	Yes		
Flood Plain	No—Map Ammend-ment		

Room	Floor	Room
Living Room	C	15 X 20
Kitchen	T	10 X 12
Dinette	C	10 X 10
Bedroom-1	C	16 X 17
Full Bath-1	T	10 X 12

(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 Sturgeon Bay water front. Located on the first floor with balcony facing center court yard with swimming pool. Corain counter tops, Kohler fixtures, whirlpool in suite. This condo/hotel will generate rental cash flow to offset cost of ownership. Unit is handicap accessible. Public marina connected to resort.

**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.) 10/1/2017