

THE GIESLER GROUP

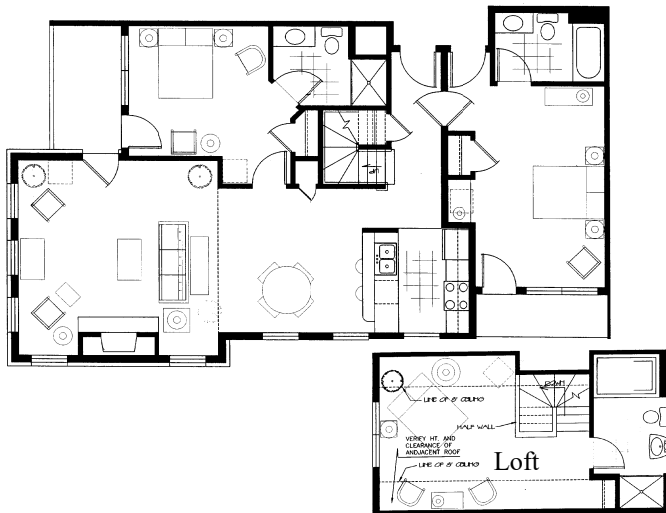
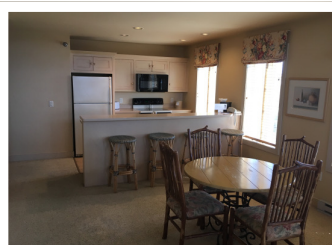
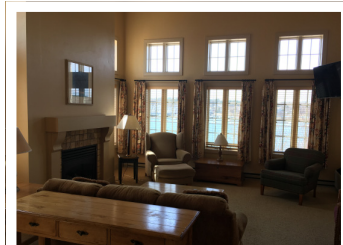
RESIDENTIAL/COMMERCIAL REAL ESTATE

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107 N. First Avenue #319, 321

Price - \$320,000

Sturgeon Bay, Wisconsin



3 BEDROOM—3 BATH

CONDO SIZE: Above Grade SQ. FT.— 1,630

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 | \$6,223.94 (2019) |
| Roof | Fiberglass | Parcel # | 281-35- |
| Basement | Crawl Space | | 0727260319 R |
| Washer/Dryer | No | | |
| Sump Pump | Yes | | |
| Flood Plain | No—Map Ammendment | | |

| Room | Floor | Room |
|---------------|-------|---------|
| Living Room | C | 15 X 17 |
| Kitchen | T | 10 X 10 |
| Dinette | C | 12 X 12 |
| Bedroom-1 | C | 11 X 13 |
| Bedroom-2 | C | 11 X 17 |
| Bedroom- Loft | C | 11 X 14 |
| Full Bath-1 | T | 08 X 10 |
| Full Bath-2 | T | 06 X 10 |
| Full Bath- 3 | T | 08 X 10 |

(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. Developers personal condo 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 First Avenue Pier Restaurant and 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 rentals.

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.) 7/6/2020