

**MLS #: V117285A (Active) List Price: \$249,900**

1304 Cobblestone Rd Egg Harbor, WI 54209



**ORIGINAL LIST PRICE:** \$249,900  
**STYLE:** 1 Story  
**BEDROOMS:** 2  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**APX YEAR BUILT:** 2005  
**APX GROSS LVG SQFT:** 1928  
**GARAGE:** Attached  
**GARAGE/PARKING:** 1 Car Garage, Golf Cart, Assigned Parking

**DAYS ON MARKET:** 444  
**UNIT #:** 1304  
**MLS AREA:** 07-Egg Harbor  
**SCHOOL DISTRICT:** Sevastopol  
**TYPE:** Inland  
**WATERFRONT ?:** No  
**WATERFRONT DESCRIPTION:** None  
**BASEMENT:** Crawl  
**BASEMENT/FOUNDATION:** Crawl Space  
**OTHER CONDO TYPE:** Residential

**TAX PARCEL #:** 008511304  
**APX SHORE FOOTAGE:** 0  
**PROJECT APX ACRES:** 18

**TAX AMOUNT:** 2793.29  
**TAX YEAR:** 2010

**ZONING:** Not Zoned

**ABVFINGRDSF:** 1928  
**PROJECT NAME:** HSB Legends  
**RENTAL:** Yes  
**CONDO ASSOC FEE :** 195  
**CONDO ASSOC INCLUDES:** Building Maintenance, Common Area Maintenance, Exterior Painting, Insurance, Lawn Maintenance, Roof Repair, Snow Removal, Water

**BLWGRSF:** 0  
**FNBLWGSF:** 0  
**MINIMUM RENTAL PERIOD:** 4 Weeks  
**FEE PAID:** M

**SRC SQFT:** Builder  
**TOTAL PROJECT UNITS:** 48

	Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:
Living Room:	2	17.7X16.9	1st Bedroom:	2	14X13.4	Bath 1:	2	9.8X7.10X	DEN	2	11.8X12.6
Dining Room:	2	14.9X10	2nd Bedroom:	2	12.5X11.8	Bath 2:	2	9.7X11.3	SUN RM	2	11X12
Kitchen:	2	7.6X12	3rd Bedroom:			Bath 3:			WALKIN	2	9.8X5.4
Great/Family Room:			4th Bedrooms:			Bath 4:					
Utility Room:	2	8.2X7.6									

**SHOWING INSTRUCTIONS:** Call First-Lockbox, Call Listing Agent  
**CONDO OWNER OCCUPANCY:** Unrestricted  
**OWNER'S LEGAL NAME:** Schmidt

**CONSTRUCTION:** Frame  
**EXTERIOR:** Stone, Vinyl  
**UNIT LOCATION:** Upper  
**ROOF:** Asphalt Shingle  
**DESCRIPTION/WATER VIEW:** Cul-de-Sac, Golf Course, Wooded  
**WATER/SEWER:** Private Water, Holding  
**COOLING:** Central  
**HEATING:** Forced Air, Propane

**UNIT FEATURES:** Ceiling Fan(s), Covered Deck, Covered Stoop, Master Bath, Skylight(s), Smoke Detector, Sunroom, Walk-in Closet(s), Window Covering(s)  
**APPLIANCES:** Dishwasher, Disposal, Range, Hood Fan, Refrigerator, Washer, Water Softener-Owned  
**FLOORS:** Ceramic Tile, Carpeted, Vinyl  
**TELEVISION SYSTEM:** Satellite Dish  
**INTERNET:** Satellite  
**FIREPLACE:** One, Gas Log  
**PETS ALLOWED:** Yes  
**PROJECT FEATURES:** In-Ground Pool, Walking Paths

**DIRECTIONS:** Hwy 42 to Horseshoe Bay Rd to Cobblestone Rd to end of Road.  
**REMARKS:** Immaculate upper unit in move-in condition. Wooded setting with great view of hole #6 approach and green.

**LIST DATE:** **IDX:** Yes  
**VALUE RANGE PRICING:** No  
**COMM S/B:** 1.75  
**INTERNET:** Yes

**CONTINGENCIES:** No  
**COMM B/B:** 1.75  
**DSPLYADDR:** Yes

**SELLERS ACCESIBILITY FEATURES REPORT:** No  
**LIMITED SERVICE:** No  
**VARIABLE:** No  
**ALLOWAVM:** No

**EXCEPTIONS:** No  
**ALLOWCMMTS:** No

**Office Name:** Sarkis & Associates (#:26)  
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**Listing Agent:** Leif Lautenbach (#:89)  
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