

**MLS #: N118729A List Price: \$699,900**

6575 Monument Bluff Pass Egg Harbor, WI 54209



**ORIGINAL LIST PRICE:** \$699,900  
**STYLE:** 1 Story, Ranch, Other-See  
 Remarks  
**BEDROOMS:** 4  
**FULL BATHS:** 2  
**HALF BATHS:** 1  
**APX YEAR BUILT:** 1999  
**APX GROSS LVG SQFT:** 3300  
**GARAGE:** Attached  
**GARAGE DETAILS:** 2 Car Garage

**DAYS ON MARKET:** 2  
**MLS AREA:** 07-Egg Harbor  
**SCHOOL DISTRICT:** Sevastopol  
**TYPE:** Waterview  
**BASEMENT:** Walkout  
**BASEMENT/SUBSTRUCTURE:** Partial Finished, Poured Concrete Foundation, Walkout  
**OUTBUILDINGS:** No  
**OUTBUILDING TYPE:** None

**TAX PARCEL #:** 0080116292624D1  
**APX LOT SIZE:** 150 X 600  
**APX SHORE FOOTAGE:** 0  
**ZONING:** Not Zoned

**TAX AMOUNT:** 7567.85  
**APX ACREAGE:** 2.01  
**APX ROAD FRONTAGE:** 150

**TAX YEAR:** 2010

**ABVFINGRDSF:** 3300      **BLWGRSF:** 3300      **FNBLWGSF:** 0      **SRC SQFT:** Builder

	Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:
Living Room:	1	13 X 45.5	1st Bedroom:	1	15 X 16.8	Bath 1:	1	10 X 15.5	STUDY	1	12.3 X 12.5
Dining Room:	1	12.7 X 14.7	2nd Bedroom:	1	11.7 X 11.5	Bath 2:	1	11 X 6	3 SEASN	1	16.5 X 9.7
Kitchen:	1	16.3 X 14	3rd Bedroom:	1	11 X 13.2	Bath 3:	1	5 X 6	LAUNDRY	1	10.7 X 10.8
Great/Family Room:	1	19.5 X 21.7	4th Bedroom:	1	15.5 X 12	Bath 4:			GARAGE		24 X 25
Utility Room:											

**DOCUMENTS ON FILE:** House Plans, Septic Inspection  
**OWNER'S LEGAL NAME:** Kroboth

**SHOWING INSTRUCTIONS:** Appointment Only, Call Listing Office

**CONSTRUCTION:** Frame  
**EXTERIOR:** Cedar, Stone  
**ROOF:** Asphalt Shingle  
**DESCRIPTION/WATER VIEW:** Bluff, Wooded, Bay Water View  
**LANDSCAPING:** Grass, Outdoor Lighting, Professional, Trees  
**WATER/SEWER:** Private Water, Mound  
**COOLING:** Central  
**WATER HEATER:** Gas  
**HEATING:** Forced Air, Propane

**INTERIOR FEATURES:** Bay Window(s), Ceiling Fan(s), Master Bath, Pantry, Security System, Sump Pump, Vaulted Ceiling(s), Walk-in Closet(s), Walk-in Shower, Whirlpool, Window Covering(s)  
**APPLIANCES:** Built-in Oven, Central Vacuum, Cooktop, Dishwasher, Disposal, Dryer, Hood Fan, Microwave, Refrigerator, Washer, Water Softener-Owned  
**FIREPLACE:** One, Wood Burning  
**FLOORS:** Ceramic Tile, Carpeted, Hardwood Floors  
**TELEVISION SYSTEM:** Satellite Dish  
**INTERNET:** Dial Up  
**EXTERIOR FEATURES:** Covered Stoop, Deck, Patio, Paved Driveway

**DIRECTIONS:** West off Hwy 42 on Monument Point Rd to Monument Bluff Pass Rd. Turn (north) right - or - off Hwy G to Monument Bluff Pass Rd. Turn (south) left.

**REMARKS:** Gorgeous custom-built 4 bedroom ranch overlooking Green Bay waters, located on a private road in Egg Harbor. Finished walk-out lower level with extra room for storage. The home features a formal living room with built-ins and window seat, two-way fireplace from great room to dinning room, back-up generator and corian counter tops. Immaculate condition, a must see.

**LIST DATE:**      **IDX:** Yes      **CONTINGENCIES:** No      **SELLERS ACESIBILITY FEATURES REPORT:** No  
**VALUE RANGE PRICING:** No      **LIMITED SERVICE:** No      **SHORT SALE:** No  
**COMM S/B:** 2.1      **COMM B/B:** 2.1      **VARIABLE:** No      **EXCEPTIONS:** No  
**ELECCNST:** No      **INTERNET:** Yes      **DSPLYADDR:** Yes      **ALLOWAVM:** No      **ALLOWCMMTS:** No

**Office Name:** Sarkis & Associates (#:26)  
**Main:** (920) 868-3918  
**Fax:** (920) 868-1950

**Listing Agent:** James Sarkis (#:85)  
**Agent Email:** [jim@sarkisrealty.com](mailto:jim@sarkisrealty.com) **Contact #:** (920) 868-3918 ext. Office