

**MLS #: O114482A List Price: \$299,900**

6949 Cobblestone Rd Egg Harbor, WI 54209



**ORIGINAL LIST PRICE:** \$299,900  
**STYLE:** 1 Story  
**BEDROOMS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**APX YEAR BUILT:** 2005  
**APX GROSS LVG SQFT:** 1859  
**GARAGE:** Attached  
**GARAGE/PARKING:** 2 Car Garage, Assigned Parking

**DAYS ON MARKET:** 681  
**UNIT #:** 1403  
**MLS AREA:** 07-Egg Harbor  
**SCHOOL DISTRICT:** Sevastopol  
**TYPE:** Inland  
**WATERFRONT ?:** No  
**BASEMENT:** Crawl  
**BASEMENT/FOUNDATION:** Crawl Space

**TAX PARCEL #:** 008511403

**TAX AMOUNT:** 1848

**TAX YEAR:** 2009

**APX SHORE FOOTAGE:** 0

**SHORE EASEMENT:** No

**APX ACREAGE:** 18

**ZONING:** Not Zoned

**APX BELOW GRADE SQFT:** 0

**APX FIN BELOW GRADE SQFT:** 0

**SOURCE SQFT:** Builder

**PROJECT NAME:** HSB Legends

**TOTAL PROJECT UNITS:** 48

**RENTAL:** Yes

**MINIMUM RENTAL PERIOD:** 4 Weeks

**CONDO ASSOC FEE:** 585

**CONDO ASSOC INCLUDES:** Building Maintenance, Common Area Maintenance, Exterior Painting, Insurance, Lawn Maintenance, Roof Repair, Snow Removal, Water

	Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:
Living Room:	1	17.7 x 15	1st Bedroom:	1	14 x 15.3	Bath 1:	1	7.9 x 8.5	sunroom	1	11 X 12
Dining Room:	1	11 x 11.11	2nd Bedroom:	1	11.6 x 11.1	Bath 2:	1	7.9 x 8.5	closet	1	7.9 x 6.6
Kitchen:	1	8.8 x 11.11	3rd Bedroom:	1	11.6 x 12.6	Bath 3:					
Great/Family Room:			4th Bedrooms:			Bath 4:					
Utility Room:	1	6.4 x 7.5									

**DOCUMENTS ON FILE:** Project Plans, Survey

**SHOWING INSTRUCTIONS:** Call First-Lockbox

**OWNER'S LEGAL NAME:** F & B DEV

**CONSTRUCTION:** Frame

**UNIT FEATURES:** Master Bath, Smoke Detector, Walk-in Closet(s)

**EXTERIOR:** Vinyl

**APPLIANCES:** Dishwasher, Dryer, Range, Hood Fan, Microwave,

**UNIT LOCATION:** Lower

Refrigerator, Washer, Water Softener-Owned

**ROOF:** Asphalt Shingle

**FLOORS:** Ceramic Tile, Carpeted, Hardwood Floors, Vinyl

**DESCRIPTION/WATER VIEW:** Golf Course

**TELEVISION SYSTEM:** Satellite Dish

**WATER/SEWER:** Private Water, Holding

**INTERNET:** Satellite

**COOLING:** Central

**FIREPLACE:** One, Gas Log

**WATER HEATER:** Electric

**PETS ALLOWED:** Yes

**HEATING:** Forced Air, Propane

**PROJECT FEATURES:** Covered Deck, Sunroom, Tennis Court(s), Other-See Remarks

**DIRECTIONS:** HWY 42 TO HORSESHOE BAY RD TO COBBLESTONE RD

**REMARKS:** Simply the BEST. 2 and 3 bedroom new construction at HORSESHOE BAY FARMS. Each unit receives a social membership to the Horseshoe Bay Golf Club.

**LIST DATE:** **IDX:** Yes

**CONTINGENCIES:** No

**DISPLAY ON INTERNET:** Yes

**DISPLAY ADDRESS:** Yes

**VALUE RANGE PRICING:** No

**LIMITED SERVICE:** No

**SHORT SALE:** No

**COMM S/B:** 2.1

**COMM B/B:** 2.1

**VARIABLE:** No

**EXCEPTIONS:** No

**Office Name:** Sarkis & Associates (#:26)

**Listing Agent:** James Sarkis (#:85)

**Main:** (920) 868-3918

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

**Fax:** (920) 868-1950

**Co-OFFICE NAME:** Sarkis & Associates (#:26)

**Co-LISTING AGENT:** Tony King (#:73)

**Co-MAIN:** (920) 868-3918

**Co-AGENT EMAIL:** [tony@sarkisrealty.com](mailto:tony@sarkisrealty.com)

**Co-FAX:** (920) 868-1950

**Co-CONTACT #:** (920) 495-0780

**Co-OFFICE NAME:** Sarkis & Associates (#:26)

**Co-LISTING AGENT:** Leif Lautenbach (#:89)

**Co-MAIN:** (920) 868-3918

**Co-AGENT EMAIL:** [leifer@sarkisrealty.com](mailto:leifer@sarkisrealty.com)

**Co-FAX:** (920) 868-1950

**Co-CONTACT #:** (920) 493-8845