

**MLS #: O119124A List Price: \$265,000**

7582 Horseshoe Bay Rd Egg Harbor, WI 54209



**ORIGINAL LIST PRICE:** \$265,000  
**STYLE:** 1 Story  
**BEDROOMS:** 2  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**APX YEAR BUILT:** 1978  
**APX GROSS LVG SQFT:** 1250  
**GARAGE:** None  
**GARAGE/PARKING:** Assigned Parking, None

**DAYS ON MARKET:** 37  
**UNIT #:** 15D  
**MLS AREA:** 07-Egg Harbor  
**SCHOOL DISTRICT:** Gibraltar  
**TYPE:** Condo  
**WATERFRONT ?:** Yes  
**WATERFRONT DESCRIPTION:** Bayside  
**BASEMENT:** None  
**BASEMENT/FOUNDATION:** None  
**OTHER CONDO TYPE:** Residential

**TAX PARCEL #:** 118150015D **TAX AMOUNT:** 2121.67 **TAX YEAR:** 2010  
**APX SHORE FOOTAGE:** 990 **SHORE EASEMENT:** No  
**PROJECT APX ACRES:** 13 **ZONING:** Not Zoned

**ABVFINGRDSF:** 1250 **BLWGRSF:** 0 **FNBLWGSF:** 0 **SRC SQFT:** Other  
**PROJECT NAME:** Rocky Shores **TOTAL PROJECT UNITS:** 60  
**RENTAL:** Yes **MINIMUM RENTAL PERIOD:** 4 Weeks **FEE PAID:** Q  
**CONDO ASSOC FEE :** 775  
**CONDO ASSOC INCLUDES:** Building Maintenance, Cable TV, Common Area Maintenance, Exterior Painting, Lawn Maintenance, On-Site Caretaker, Recreation Facilities, Roof Repair, Snow Removal, Trash Service

	Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:	Lvl:	Dim:
Living Room:	1	15.8 X 16	1st Bedroom:	1	11 X 14	Bath 1:	1	4 X 8.6		
Dining Room:	1	8 X 10	2nd Bedroom:	1	14 X 14.6	Bath 2:	1	4.1 X 9		
Kitchen:	1	9 X 10.8	3rd Bedroom:			Bath 3:				
Great/Family Room:			4th Bedrooms:			Bath 4:				
Utility Room:	1	5.9 X 11								

**DOCUMENTS ON FILE:** Condo Docs **SHOWING INSTRUCTIONS:** Appointment Only, Call Listing Agent  
**OWNER'S LEGAL NAME:** LENZ

**CONSTRUCTION:** Frame **UNIT FEATURES:** Furniture, Master Bath, Patio  
**EXTERIOR:** Cedar **APPLIANCES:** Dishwasher, Dryer, Range, Microwave, Refrigerator, Washer  
**UNIT LOCATION:** Lower **FLOORS:** Carpeted, Laminate  
**ROOF:** Asphalt Shingle **TELEVISION SYSTEM:** Cable TV  
**DESCRIPTION/WATER VIEW:** Standard **FIREPLACE:** One, Wood Burning  
**WATER/SEWER:** Private Water, Public Sewer **PETS ALLOWED:** No  
**COOLING:** Central **PROJECT FEATURES:** Boat Dock, Gate Security, In-Ground Pool  
**HEATING:** Electric, Forced Air, Heat Pump

**DIRECTIONS:** Horseshoe Bay Road/ Across from Alpine Golf Course.  
**REMARKS:** Extremely hard to find lower unit at Rocky Shores. Park like setting, tennis courts, inground pool, on site caretaker with access to over 900 feet of shorefront.

**LIST DATE:** **IDX:** Yes **CONTINGENCIES:** No **SELLERS ACCESIBILITY 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) **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