

**MLS #: O117163A List Price: \$550,000**

8141 Bay Dr Egg Harbor, WI 54209



**ORIGINAL LIST PRICE:** \$750,000  
**STYLE:** 1 Story, 2 Story  
**BEDROOMS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 1  
**APX YEAR BUILT:** 1991  
**APX GROSS LVG SQFT:** 1900  
**GARAGE:** Detached  
**GARAGE/PARKING:** 1 Car Garage, Assigned Parking

**DAYS ON MARKET:** 436  
**UNIT #:** C-3  
**MLS AREA:** 07-Egg Harbor  
**SCHOOL DISTRICT:** Gibraltar  
**TYPE:** Waterfront  
**WATERFRONT ?:** Yes  
**WATERFRONT DESCRIPTION:** Bayside  
**BASEMENT:** Crawl  
**BASEMENT/FOUNDATION:** Poured Concrete Foundation

**TAX PARCEL #:** 118170012A  
**APX SHORE FOOTAGE:** 1000  
**PROJECT APX ACRES:** 34

**TAX AMOUNT:** 6779.93  
**SHORE EASEMENT:** No  
**UNIT APX ACRES:** 0

**TAX YEAR:** 2010  
**ZONING:** R-1

**ABVFINGRDSF:** 1900  
**BLWGRSF:** 0  
**FNBLWGSF:** 0

**PROJECT NAME:** Anchorage Cove  
**TOTAL PROJECT UNITS:** 62  
**SRC SQFT:** Other  
**# UNITS/BUILDING:** 8

**RENTAL:** Yes  
**MINIMUM RENTAL PERIOD:** 2 Weeks

**CONDO ASSOC FEE :** 1104  
**FEE PAID:** Q

**CONDO ASSOC INCLUDES:** Building Maintenance, Common Area Maintenance, Exterior Painting, Insurance, Lawn Maintenance, On-Site Caretaker, Pest Control, Recreation Facilities, Roof Repair, Snow Removal

	Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:
Living Room:		18 X 22	1st Bedroom:		16 X 16.5	Bath 1:		6 X 9.5	SUNRM		7.5 X 13
Dining Room:		11.5 X 12	2nd Bedroom:		12 X 15.5	Bath 2:		8 X 6	FOYER		6 X 14
Kitchen:		10 X 13	3rd Bedroom:		12 X 12	Bath 3:		4 X 6.5	HALL		3 X 13
Great/Family Room:			4th Bedrooms:			Bath 4:			CLOSET		7 X 7
Utility Room:		7 X 7.5									

**SHOWING INSTRUCTIONS:** Appointment Only, Call Listing Agent, Call Listing Office  
**CONDO OWNER OCCUPANCY:** Unrestricted  
**OWNER'S LEGAL NAME:** MARTIN

**CONSTRUCTION:** Frame  
**EXTERIOR:** Cedar, Stone  
**UNIT LOCATION:** Lower  
**ROOF:** Tile  
**DESCRIPTION/WATER VIEW:** Bay Water View  
**WATER/SEWER:** Private Water, Public Sewer  
**COOLING:** Central  
**WATER HEATER:** Electric  
**HEATING:** Electric, Forced Air

**UNIT FEATURES:** Master Bath, Patio  
**APPLIANCES:** Central Vacuum, Dishwasher, Dryer, Range, Refrigerator, Washer, Water Softener-Owned  
**FLOORS:** Ceramic Tile, Carpeted, Hardwood Floors  
**TELEVISION SYSTEM:** Satellite Dish  
**FIREPLACE:** One, Wood Burning  
**PETS ALLOWED:** Yes  
**PROJECT FEATURES:** Above Ground Pool, Bike Racks, Outdoor Pool, Private Marina, Screened-in Porch, Walking Paths

**DIRECTIONS:** VILLAGE OF EGG HARBOR TO WHITE CLIFF ROAD TO ANCHORAGE COVE.

**REMARKS:** Another fabulous reduction. First by \$200,000 now by another \$50,000. This seller means business!!!THIS 3 BEDROOM 2.5 BATH WATERFRONT UNIT WAS COMPLETELY REDONE In 2007, It OFFERS ALL OF THE FINISHES THAT ARE COMMENSURATE WITH HIGH END CUSTOM HOME CONSTRUCTION. THIS UNIT ALSO FEATURES A 35' BOAT SLIP FOR YOUR MARITIME ENJOYMENT AND A SINGLE STALL GARAGE ADJACENT TO THE UNIT. IF YOU ARE LOOKING FOR 5 STAR ACCOMMODATIONS THIS UNIT WILL SATISFY THE REQUEST.

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

**Office Name:** Sarkis & Associates (#:26)  
**Main:** (920) 868-3918  
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**Listing Agent:** James Sarkis (#:85)  
**Agent Email:** [jim@sarkisrealty.com](mailto:jim@sarkisrealty.com) **Contact #:** (920) 868-3918 ext. Office