

**MLS #: O113119A List Price: \$419,900**

**TBD Cobblestone Rd Town of Egg Harbor, WI 54209**



**ORIGINAL LIST PRICE:** \$419,900  
**STYLE:** 1 Story  
**BEDROOMS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**APX YEAR BUILT:** 2007  
**APX GROSS LVG SQFT:** 1713  
**GARAGE:** Attached  
**GARAGE/PARKING:** 2 Car Garage

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

**TAX PARCEL #:** TBD  
**APX SHORE FOOTAGE:** 0  
**APX ACREAGE:** 18

**TAX AMOUNT:** TBD  
**SHORE EASEMENT:** No  
**ZONING:** Not Zoned

**TAX YEAR:** 0  
**APX FIN BELOW GRADE SQFT:** 0  
**SOURCE SQFT:** Flr Plan  
**TOTAL PROJECT UNITS:** 48

**PROJECT NAME:** HSB Legends  
**RENTAL:** Yes

**MINIMUM RENTAL PERIOD:** 4 Weeks

**CONDO ASSOC FEE:** 600  
**FEE PAID:** Q  
**CONDO ASSOC INCLUDES:** Building Maintenance, Common Area Maintenance, Insurance, Lawn Maintenance, Snow Removal

	Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:		Lvl:	Dim:
Living Room:	1	14.8X18.6	1st Bedroom:	1	15X12.11	Bath 1:	1	11.7X13	FOYER	1	12X5.4
Dining Room:	1	13X10.11	2nd Bedroom:	1	12.2X11	Bath 2:	1	5.6 X 11.11			
Kitchen:	1	12.5X11.1	3rd Bedroom:	1	12X11.11	Bath 3:					
Great/Family Room:			4th Bedrooms:			Bath 4:					
Utility Room:	1	5.6X7.6									

**SHOWING INSTRUCTIONS:** Call Listing Agent, Vacant-Lockbox  
**OWNER'S LEGAL NAME:** F & B DEVELOPMENT LLC

**CONSTRUCTION:** Frame  
**EXTERIOR:** Other-See Remarks  
**UNIT LOCATION:** Other-See Remarks  
**ROOF:** Asphalt Shingle  
**DESCRIPTION/WATER VIEW:** Golf Course  
**WATER/SEWER:** Private Water, Holding  
**COOLING:** Central  
**HEATING:** Forced Air, Propane

**UNIT FEATURES:** Covered Stoop, Master Bath, Pantry, Patio, Walk-in Closet(s)  
**APPLIANCES:** Dishwasher, Dryer, Range, Microwave, Refrigerator, Washer, Water Softener-Owned  
**FLOORS:** Ceramic Tile, Carpeted, Hardwood Floors  
**TELEVISION SYSTEM:** Satellite Dish  
**INTERNET:** Satellite  
**FIREPLACE:** One, Gas Log  
**PETS ALLOWED:** Yes  
**PROJECT FEATURES:** Tennis Court(s)

**DIRECTIONS:** Horseshoe Bay Road to Cobblestone Road, turn south. Follow Cobblestone Road to The Legends at Horseshoe Bay Farms.

**REMARKS:** Introducing single-family, single-level units at The Legends. These custom built villas boast 10 ft ceilings, outdoor patios, master suites, fine finish detail, attached 2 car garage and expansive views of the golf course. Choose from 4 floor plans ranging from 1700 to almost 2400 square feet.

**PRIVATE REMARKS:** This is also listed under Residential MLS # 113343

**LIST DATE:** **IDX:** Yes **CONTINGENCIES:** No **DISPLAY ON INTERNET:** Yes **DISPLAY ADDRESS:** Yes  
**VALUE RANGE PRICING:** No **LIMITED SERVICE:** No  
**COMM S/B:** 2.1 **COMM B/B:** 2.1 **VARIABLE:** No **EXCEPTIONS:** No  
**ALLOW AVM:** No **ALLOW COMMENTS:** No

**Office Name:** Sarkis & Associates (#:26)  
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**Listing Agent:** James Sarkis (#:85)  
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**Co-LISTING AGENT:** Leif Lautenbach (#:89)  
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**Co-LISTING AGENT:** Tony King (#:73)  
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