

LOCATION OF PROPERTY



FOR MORE
INFORMATION ON
THIS OR ANY DOOR
COUNTY REAL
ESTATE, CALL:



Laddie Chapman (920) 743-7000

The Chapman Property 4102 Glidden Drive, Sturgeon Bay



THE REAL ESTATE
GROUP, INC.

THE **REAL** ADVANTAGE

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The Property

It's a rare offering — on Glidden Drive overlooking Sherman Bay is this outstanding year-round house on an all-sand beach. Put on a new roof and some touchup and it is ready for your all-season waterfront enjoyment of ever-changing Lake Michigan and Door County!



Beachstone wood-burning fireplace, new furnace in 2009, real wood panelling in most rooms, only one owner for the last 35 years. Lots of storage in the 3/4 basement with a full laundry area and half-bath. On the main floor are 3 bedrooms, one bath, living room, kitchen and den with a bay window. 1.5 car attached garage.



Glidden Drive is an exclusive and private residential area of Door County with many fine homes, yet only 10 minutes from Sturgeon Bay downtown. You can walk for miles in the woods or along the beach. An active, voluntary neighbor-

hood association (www.doorbell.net/gda) binds neighbors for social activities, assists in monitoring the environment, preserving property values and increasing security.

Call us for an appointment to see this property up close. You won't regret it!



Property Particulars

ADDRESS: 4102 Glidden Drive, Sturgeon Bay, WI

LOT SIZE: 112 x 225 ft., .55 acre

SHORE FRONTAGE: 112 ft.

ROAD FRONTAGE: 112ft.

CONSTRUCTION: Frame, cedar siding

ROOF: Composition

AGE: Built 1965, added on 1976

BEDROOMS: 3

BATHS: 1.5

FINISHED LIVING AREA: 1557 sq. ft.

TAX PARCEL #022-0328282731G

2010 REAL ESTATE TAXES: \$6335

ZONING: SF20

APPLIANCES INCLUDED: Refrigerator, range, dishwasher, washer, dryer

HEAT: Forced air — fuel oil (new 2009)

COOLING: None

SEWER: Conventional septic

WATER: Private well

FIREPLACE: 1, wood-burning

BASEMENT: 3/4 full

GARAGE: 1.5 car

INTERNET & TV: Charter cable

SCHOOL DISTRICT: Sevastopol

FURNISHINGS INCLUDED: None



ROOM SIZES

LIVING 24 x 16

KITCHEN 8 x 9

BEDROOM 1 .. 12 x 16

BEDROOM 2 8 x 16

BEDROOM 3 .. 12 x 13

BATH 1 7 x 8

BATH 2 4 x 7

LOFT 10 x 10

DEN 21 x 16

GARAGE 1.5 car

Dimensions approximate. All information is from sources believed reliable but not warranted.



PRICE

\$549,000

CASH AT CLOSING