

Customer w/Gallery

Residential  
628366 Active12976 W Golden Gate Ave  
Hayward, WI 54843

L\$325,000



Type: Condo  
 Style: 1 Story  
 Bedrooms: 2  
 Full Baths: 1  
 Partial Baths: 1  
 Lot Size: X  
 Acreage: .32  
 Apx Fin AG: 700  
 Apx Fin BG: 0  
 Apx Fin SQFT: 700

County: Sawyer  
 Area: 46 - Hayward Schl Dist  
 School Dist: Hayward  
 Garage: 1  
 Cap: Garage Detached  
 Type: Year Built: 1500  
 Taxes: \$2338  
 Tax Year: 2006  
 Tax ID: 010302000300  
 Waterfront: Yes

Association: Y Common: No Area 2: Home Dim: X  
 Assoc. Fee: 8 Restrictive Cov: Yes Twp:  
 Wtr Frnt Type: Lake Wtr Frnt Ft: 62 Seasons: 3 Season  
 Lake/River Name: ROUND Own Frntg: Yes Easement: No  
 Lake Size: 3,054 Deeded: No Lake Depth: 70  
 Access:

Waterfront CF: Bottom-Sand , Shore-Beach , Elevation-Level

ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Rm	M	13 X 11		BR 1	M	11 X 8	
Kitchen	M	20 X 7		BR 2	M	10 X 10	
Dining Rm		X		BR 3		X	
Dining Area		X		BR 4		X	
Family Rm		X		BA 1	M	10 X 7	
Laundry		X		BA 2	L	7 X 4	
Office	U	12 X 11		Other		X	

Included: Dock , Dryer , Garage Opener , Oven/Range , Refrigerator , Washer , Window Coverings

Excluded: Sellers Personal , LP Tank

Basement: Crawl Space Cooling: None  
 Driveway: Electric: Circuit Breaker  
 Fireplace: Woodburning Foundation: Block  
 Fuel Source: LP Gas Heating: None  
 New Const: Occupancy:  
 Outbuilding: Shed-Garden Patio/Deck: Deck-Wood  
 Sewer: Septic-Conventional Showing: Key-At Listing Office , Sign-None , Special-See AGENT Remarks  
 Water: Well-Sandpoint Water Heater:  
 Exterior: Wood Zoning: Recreational , Residential

Directions: From Hayward take Hwy B approx 5 miles and turn north on K, go 1 mile and turn east on Peninsula Rd, just past Linden Rd (take a right onto Golden Gate Avenue). 2 parking spots are owned by Unit #3, just to the left of the home.

Remarks: EXCLUSIVE use of your own 62 feet of frontage on some of the most beautiful south facing property w/level frontage that has ever been available on the number 1 lake in the Hayward area. The entire association has 398 feet. The cabin is built back and nestled in the woods with picture perfect views and a gardners dream yard. Newer garage w/bathroom &amp; finished loft area with fireplace &amp; deck. Large 23 x 19 deck joins the home &amp; garage. Well maintained property and excellent owners association.

Legal: Paulsons Golden Gate Condo Decl 407/284 Amend 408/372, Unit #3 and 1/6th Interest in Common Areas

Apx Unfin AG: 0 Condition Yes Seller Financing: No  
Report:Apx Unfin BG: 0 Access Feat Rpt: No Seller Fin  
Remarks:

Apx Unfin SQFT: 0

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