



Fond du Lac  
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Fox Valley  
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N5362 HWY 45 FOND DU LAC WI 54937

\$544,900      MLS# 50165924

East shore Lake Deneveu property worthy of a primary residence or weekend cottage! Enjoy 100 feet of Lake Frontage on this just right sized lake! Fish, boat or swim on this all season 80 acre lake! House features 2,338 sq. ft. of living space with 3 bedrooms, 3 full baths. Finished lower level for larger gathering with family and friends. Incredibly charming 3 seasons room overlooking blue lake views. Other features include main floor laundry, main floor master, wet bar, detached 2.5 car garage. Possibilities abound with over 2 acres of land. Incredible value on this lake! Private boat tours based on availability.

### FEATURES

County	Fond du Lac
Muni.	Town of Empire
Acreage	2
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2017)	8,465
Total Sq. Ft.	2,338
Above Grade Sq. Ft.	1,744
Below Grade Sq. Ft.	594
Age/Year Built	1988
Exterior Finish	Vinyl
Style	1.5 Story
School Dist.	Fond du Lac
Elementary School	Lakeshore
Middle School	Theisen
High School	Fond du Lac

### ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 17x13, Main	Laundry Room, 15x8, Main
Bedroom 2, 15x11, Upper	Kitchen, 15x12, Main
Bedroom 3, 15x11, Upper	Living Room, 27x13, Main
Family Room, 21x12, Lower	3 Season Rm, 18x12, Lower

### AMENITIES

Type	Residential
Heating/Cooling	Central A/C
Waste	Municipal Sewer
Water	Private Well
Basement	Block
Garage Style	Detached
Garage Spaces	2.5 Car (min width 24`)
Garage Total	2
Waterfront	Yes
Water Body Name	Deneveu
Misc. Exterior	Patio

### INCLUSIONS / EXCLUSIONS

Inclusions: Range, Refrigerator, Microwave, Dishwasher, Washer, Dryer, Water Softener, Window Treatments, Pool/Ping Pong Table, Refrigerator & Freezer in LL and Pier.  
Exclusions: Seller's Personal Property.

### DIRECTIONS

Hwy 45 South To Address.



In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

