



Fond du Lac  
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Oshkosh  
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Fox Valley  
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Green Lake  
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W5203 BECHAUD BEACH DR FOND DU LAC WI 54935

\$474,900      MLS# 50180073

Prime Location! 120 feet of east shore frontage available! This 2,376 sq. ft. ranch welcomes sunrises and sunsets with its convenient location just outside the city. With 2 bedrooms and 2 baths, a show stopping kitchen that's opens to a Great Room, a large living room and dining room plus an office/ laundry area, you have great year-round waterfront living. A 3-car garage and a boat house add to the appeal of this perfectly located lake home.

### FEATURES

County	Fond du Lac
Muni.	Town of Fond du Lac
Acreage	0.69
Source of Acreage Info	Broker/Agent
Zoning	Residential
Taxes (2017)	7,484
Total Sq. Ft.	2,376
Above Grade Sq. Ft.	2,376
Age/Year Built	1992
Exterior Finish	Brick, Wood/Wood Shake/Cedar
Style	1 Story
School Dist.	Fond du Lac
Elementary School	Lakeshore
Middle School	Sabish
High School	Fond du Lac

### ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 17x14, Main	Formal Dining Room, 23x11, Main
Bedroom 2, 15x14, Main	Living Room, 15x10, Main
Family Room, 19x18, Main	Den/Office, 15x14, Main
Dining Room, 10x8, Main	Foyer, 16x6, Main
Kitchen, 19x16, Main	

### AMENITIES

Type.	Residential
Heating/Cooling	Central A/C
Waste	Municipal Sewer
Water	Private Well
Basement	Block, Poured Concrete
Garage Style	Detached
Garage Spaces	3 or 3.5 Cars
Garage Total	3
Waterfront	Yes
Water Body Name	Winnebago
Misc. Exterior	Deck

### INCLUSIONS / EXCLUSIONS

Inclusions: Window Coverings, Range, Refrigerator, Dishwasher, Washer, Dryer, Home Warranty, Pier, Water Conditioner  
Exclusions: Rental Water Softener, Seller's Personal Property

### DIRECTIONS

East on Winnebago Drive, North on Bechaud Beach Drive 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.

