



Fond du Lac
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Oshkosh
920-235-0095

Fox Valley
920-202-8360

Green Lake
920-294-0121



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W5203 BECHAUD BEACH DR FOND DU LAC WI 54935

\$499,900 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.

