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N7254 WINNEBAGO DR FOND DU LAC WI 54935-2749

\$309,900      MLS# 50181920

Live At The Lake..... And Vacation All Year! Lake Winnebago is showcased from this charming 3 bedroom, 1.5 bath home set on a beautifully landscaped 78' x 242' lot. Patio doors open from the dining area to the exciting wrap around patio complete with an inviting gas fire pit. Other amenities of this delightfully decorated home include steel siding, newer roof and furnace, and a 2 car garage with abundant storage. Just move-in, sit back and enjoy Lake Winnebago's famous sunsets!

**FEATURES**

County	Fond du Lac
Muni.	Town of Fond du Lac
Acreage	0.4
Source of Acreage Info	Assessor/Public Record
Lot Size	78x242
Source of Lot Size Info	Assessor/Public Record
Zoning	Residential
Taxes (2017)	5,293
Total Sq. Ft.	1,802
Above Grade Sq. Ft.	1,802
Age/Year Built	1906
Exterior Finish	Aluminum/Steel, Stone
Style	1.5 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, 17X11, Upper	Kitchen, 13X13, Main
Bedroom 2, 12X11, Upper	Living Room, 21X13, Main
Bedroom 3, 13X12, Upper	

**AMENITIES**

Type.	Residential
Heating/Cooling	Forced Air
Waste	Municipal Sewer
Water	Shared Private Well
Basement	Other-See Remarks, Slab, Stone
Garage Style	Detached
Garage Spaces	2 Car
Garage Total	2
Waterfront	Yes
Water Body Name	Winnebago
Misc. Exterior	Patio

**INCLUSIONS / EXCLUSIONS**

Inclusions: Stove, Refrigerator, Water Softener, Window Treatments, Patio Furniture, Garage Workbench, TV in Living Room, Extension Ladder, Snow Blower, Pier, Boat Lift (needs work) & Green Marble Plant Stand.  
Exclusions: Stained Glass Light Fixture, Plant Cuttings & Sellers Personal Property.

**DIRECTIONS**

North on Park Avenue, East on Winnebago 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.

