



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



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Est. Monthly Payment  
(Based on 10% down payment)  
15 yr. mortgage: \$2,340.19  
20 yr. mortgage: \$1,935.34  
30 yr. mortgage: \$1,550.00

923 COUNTRY CLUB LN FOND DU LAC WI 54935

\$339,900      MLS# 50194331

Move Up to This Value Packed Home Now! This 4 bedroom, 2.5 bath, classic enjoys a large living room, a dining room, a family room with a wood burning fireplace and a great kitchen! There's a finished LL with a gas fireplace, wet bar, TV and game areas and a workout room. Upstairs there's a partially finished Bonus Room just waiting for your ideas! Enjoy the picture perfect yard with its Ledge views, large stone patio and fire pit. The garage has a surprise with its 16' x 11' annex with a rear exit door and custom cabinets.

### FEATURES

|                         |                        |
|-------------------------|------------------------|
| County                  | Fond du Lac            |
| Muni.                   | City of Fond du Lac    |
| Acreage                 | 0.86                   |
| Source of Acreage Info  | Assessor/Public Record |
| Lot Size                | 160x236                |
| Source of Lot Size Info | Assessor/Public Record |
| Zoning                  | Residential            |
| Taxes (2017)            | 6,541                  |
| Total Sq. Ft.           | 3,276                  |
| Above Grade Sq. Ft.     | 2,382                  |
| Below Grade Sq. Ft.     | 894                    |
| Age/Year Built          | 1989                   |
| Exterior Finish         | Aluminum/Steel, Brick  |
| Style                   | 2 Story                |
| School Dist.            | Fond du Lac            |
| Elementary School       | Roberts                |
| Middle School           | Theisen                |
| High School             | Fond du Lac            |

### AMENITIES

|                 |                         |
|-----------------|-------------------------|
| Type.           | Residential             |
| Heating/Cooling | Central A/C, Forced Air |
| Waste           | Municipal Sewer         |
| Water           | Municipal Public Water  |
| Basement        | Poured Concrete         |
| Garage Style    | Attached                |
| Garage Spaces   | 2.5 Car (min width 24') |
| Garage Total    | 2                       |
| Misc. Exterior  | Patio                   |

### INCLUSIONS / EXCLUSIONS

Inclusions: Range, Refrigerator, Microwave, Washer, Dryer, Bar Refrigerator, Refrigerator in LL, Water Softener, Window Treatments, Garage Cabinets & Firewood.  
Exclusions: Sellers Personal Property.

### DIRECTIONS

South on National Avenue, East on Rienz Road, Right on Mary Lee Drive, Right on Country Club Lane to Address.

### ROOM SIZES

|                              |                                 |
|------------------------------|---------------------------------|
| Room, Dimensions, Level      | Room, Dimensions, Level         |
| Master Bedroom, 19x13, Upper | Kitchen, 12x13, Main            |
| Bedroom 2, 16x13, Upper      | Formal Dining Room, 12x13, Main |
| Bedroom 3, 13x12, Upper      | Living Room, 20x13, Main        |
| Bedroom 4, 13x10, Upper      | Rec Room, 29x13, Lower          |
| Family Room, 21x13, Main     | Game Room, 21x17, Lower         |
| Dining Room, 11x9, Main      | Exercise Room, 12x12, Lower     |
| Laundry Room, 14x8, Main     |                                 |



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

