



**Fond du Lac**  
920-923-4433

**Oshkosh**  
920-235-0095

**Fox Valley**  
920-202-8360

**Green Lake**  
920-294-0121



[www.adashunjones.com](http://www.adashunjones.com)

**Est. Monthly Payment**

(Based on 10% down payment)  
15 yr. mortgage: \$3,097.53  
20 yr. mortgage: \$2,561.66  
30 yr. mortgage: \$2,051.62



**W5404 MARTIN LN FOND DU LAC WI 54935-2759**

**\$449,900      MLS# 50199267**

**Listed by: Distinctive Homes and Real Estate LLC**

Just in time for summer! Enjoy this luxury waterfront condo located on the south shore of Lake Winnebago in BayPointe Shores Condo Association. This home features a two story great room, formal dining room with wine bar, spacious master suite, loft with balcony, and a large patio. Docking privileges included!

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>Town of Fond du Lac</b>
Lot Desc.	<b>Boat Slip, Cat Allowed, Common Green Space, Dock/Pier</b>
Taxes (2018)	<b>4,352</b>
Total Sq. Ft.	<b>2,936</b>
Above Grade Sq. Ft.	<b>2,209</b>
Below Grade Sq. Ft.	<b>727</b>
Age/Year Built	<b>2008</b>
Exterior Finish	<b>Aluminum/Steel, Stone, Vinyl</b>
School Dist.	<b>Fond du Lac</b>

**ROOM SIZES**

<b>Room, Dimensions, Level</b>	<b>Room, Dimensions, Level</b>
Master Bedroom, 18x21, Upper	Kitchen, 15x15, Main
Bedroom 2, 11x14, Lower	Living Room, 18x18, Main
Bedroom 3, 11x12, Lower	Loft, 11x14, Upper
Laundry Room, 9x9, Upper	Theatre Room, 15x17, Lower

**AMENITIES**

Type.	<b>Condo</b>
Heating/Cooling	<b>Central A/C, Forced Air, Zoned Heating</b>
Waste	<b>Municipal Sewer</b>
Water	<b>Shared Private Well</b>
Basement	<b>Full, Poured Concrete, Full Sz Windows Min 20x24, Partial Finished, Sump Pump</b>
Garage Style	<b>Attached</b>
Garage Spaces	<b>2 Car</b>
Garage 2 Style	<b>2 Car Garage, Attached, Opener Included</b>
Waterfront	<b>Yes</b>
Water Body Name	<b>Winnebago</b>
Water Frontage	<b>40</b>

**INCLUSIONS / EXCLUSIONS**

Dishwasher, Disposal, Dryer, Microwave, Oven/Range, Refrigerator, Washer, Boat Slip, Cat Allowed, Common Green Space, Dock/Pier

**DIRECTIONS**

Winnebago Drive to Martin Lane, west on Martin Lane to address



This information, provided by seller, listing broker, and other parties, may not have been verified  
In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

