

1309 NICOLET BOULEVARD, NEENAH, WI, 54956-0000

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Boulevard,  
NEENAH, WI,  
54956-0000



\$599,900

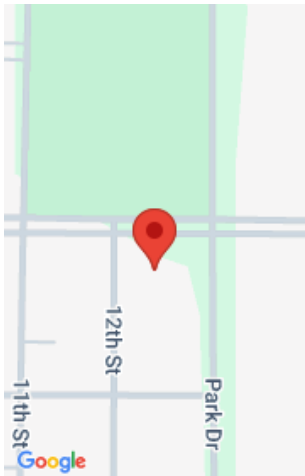


Overflowing with Character on Coveted Doty Island! Step into timeless elegance with this beautifully crafted 4-bed, 2.5-bath home offering over 3100 sq. ft. of pure charm—across from Smith Park & a few blocks from Lake Winnebago in every direction! Whip up culinary magic in the cook’s dream kitchen featuring prof.-grade appliances, an adjacent butler’s pantry...



**Stephanie**  
Century 21 Affiliated

- 4 beds
- 3 baths
- Residential
- Residential, Single Family Residence
- Active
- 3124 sq ft



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## Features

<b>GarageYN:</b> No	<b>AttachedGarageYN:</b> No
<b>FireplaceYN:</b> No	<b>PoolPrivateYN:</b> No
<b>Lot Features:</b> Adjacent to Public Land	<b>Features:</b> At Least 1 Bathtub,Expandable Attic,Formal Dining,Kitchen Island,One,Pantry,Walk-in Shower,Wood Burning,Wood/Simulated Wood Fl
<b>Above Grade Finished Area, sq ft:</b> 3124	<b>Tax Amount:</b> 8390
<b>Inclusions:</b> Stove, Microwave, Refrigerator, Dishwasher, Washer & Dryer, Playset	<b>Exclusions:</b> Sellers Personal Property, TV mount in Living room, curtain rods in childrens room

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## Amenities

<b>Waterfront available:</b> No	<b>Cooling:</b> Central Air
<b>Amenities:</b> Dishwasher,Disposal,Dryer,Microwave,Range,Refrigerator,Washer	<b>Water Source:</b> Public
<b>Sewer:</b> Public Sewer	

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## Room Sizes

Room type	Dimensions	Level
Bedroom 1	15x15	Upper
Bedroom 2	13x11	Upper
Bedroom 3	12x11	Upper
Bedroom 4	11x11	Upper
Family Room	19x20	Main
Formal Dining Room	16x12	Main
Kitchen	14x12	Main
Living Room	24x15	Main
Dining Room	10x12	Main
Unfinished	22x11	Main
Other Room	14x09	Main

## Building Details

**NewConstructionYN:** No

**Heating:** Forced Air

**Exterior material:** Aluminum Siding,Brick,Shake Siding

**ArchitecturalStyle:** Colonial

**Basement:** Full,Radon Mitigation System,Sump Pump

**Parking:** Detached,Garage Door Opener

## Agent Details

**Agent Full Name:** Stephanie M Svanda

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