



Fond du Lac
920-923-4433

Oshkosh
920-235-0095

Fox Valley
920-202-8360

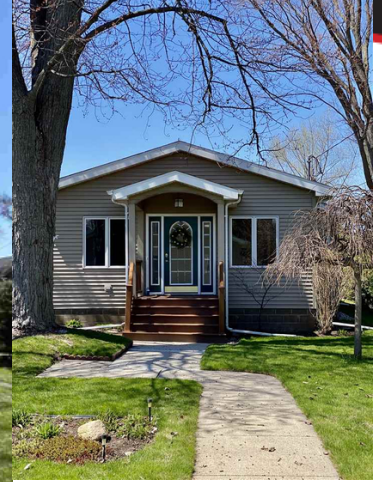
Green Lake
920-294-0121



www.adashunjones.com



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Est. Monthly Payment
(Based on 10% down payment)
15 yr. mortgage: \$2,678.24
20 yr. mortgage: \$2,214.91
30 yr. mortgage: \$1,773.91

N7508 SANDY BEACH RD FOND DU LAC WI 54935

\$389,000 MLS# 50219162

Listed by: Adashun Jones, Inc.

A Bit of Heaven! Cozy and comfortable is what you'll call this 3-4 bedroom, 1.5 bath worry-free home that owns 60 feet of frontage on Sandy Beach. The large lake side living room opens to a cute 3-season room overlooking the lake and also open to the updated kitchen. Another great gathering space is the 4-seasons room. Plus, there's a boathouse and an oversized 30' x 29' garage for lake, toy storage.

FEATURES

County	Fond du Lac
Muni.	Town of Taycheedah
Acreage	0.44
Source of Acreage Info	Plat Map/Survey
Lot Size	60 x 325
Source of Lot Size Info	Plat Map/Survey
Zoning	Residential
Taxes (2019)	4,172
Total Sq. Ft.	2,028
Above Grade Sq. Ft.	2,028
Age/Year Built	1999
Exterior Finish	Brick, Vinyl, 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, 12x12, Main	Kitchen, 22x14, Main
Bedroom 2, 14x8, Main	Living Room, 24x18, Main
Bedroom 3, 11x8, Main	4 Season Room, 19x11, Main
Laundry Room, 6x5, Main	Den/Office, 11x10, Main

AMENITIES

Type.	Residential
Heating/Cooling	Central A/C, Forced Air
Waste	Municipal Sewer
Water	Shared Private Well
Basement	Crawl
Garage Style	Detached
Garage Spaces	2.5 Car (min width 24`)
Garage Total	2
Waterfront	Yes
Water Body Name	Winnebago

INCLUSIONS / EXCLUSIONS

Inclusions: Range, Microwave, Dishwasher, Washer, Dryer, Water Softener, Window Treatments, 70' Pier, Winch in Boat House, Canoe Rack & Pier Chair.
Exclusions: Roses on Southside of Home, Yard Art & Sellers Personal Property.

DIRECTIONS

East on Winnebago Drive, Left on Sandy Beach Road 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.

