



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: \$6,024.32  
20 yr. mortgage: \$4,982.11  
30 yr. mortgage: \$3,990.15

N9000 WELLING BEACH RD FOND DU LAC WI 54937

\$875,000      MLS# 50222641

Listed by: Adashun Jones, Inc.

Close To Heaven On Earth! Be on Lake Winnebago and your own world with this awesome lake home. Panoramic views and exceptional quality make this 4 bedroom, 3.5 bath open concept, residence a contemporary dream. A gracious foyer welcomes you to the two story Great Room that offers scrumptious views of the lake and room for entertaining and relaxing in the gourmet kitchen and dining area. A first floor master suite, an office and a finished lower level with an awesome pub area. An attached 2 car garage and an oversized detached garage provide plenty of room for all your toy storage.

### FEATURES

County	Fond du Lac
Muni.	Town of Taycheedah
Acreage	0.39
Source of Acreage Info	Broker/Agent
Zoning	Residential
Taxes (2019)	8,367
Total Sq. Ft.	4,448
Above Grade Sq. Ft.	3,412
Below Grade Sq. Ft.	1,036
Age/Year Built	2013
Exterior Finish	Stone, Vinyl
Style	2 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, 14x14, Main	Kitchen, 22x12, Main
Bedroom 2, 17x14, Upper	Living Room, 22x19, Main
Bedroom 3, 14x11, Upper	Den/Office, 14x11, Main
Bedroom 4, 18x12, Upper	Other - See Remarks, 29x12, Lower
Family Room, 18x17, Lower	Exercise Room, 17x13, Lower
Dining Room, 12x12, Main	Bonus Room, 23x12, Upper
Laundry Room, 7x7, Upper	

### AMENITIES

Type	Residential
Heating/Cooling	Central A/C, Forced Air, Zoned Heating
Waste	Municipal Sewer
Water	Private Well
Basement	Full, Full Sz Windows Min 20x24, Partial Finished
Garage Style	Pre2020, Sump Pump, Finished Contiguous
Garage Spaces	Attached-NonTandem
Garage 2 Style	2 Car
Garage 2 Style	Detached-NonTandem
Garage Total	2 Car
Waterfront	4
Water Body Name	Yes
Misc. Exterior	Winnebago
	Deck

### INCLUSIONS / EXCLUSIONS

Inclusions: Kitchen Appliances, Water Softener, Iron Curtain, Generator, Window Treatments, 3 Bar Refrigerators, Ice Maker, Russound Sound System, Racks in Detached Garage & Basketball Hoop.  
Exclusions: All TV's, Boat Lifts & All Docks & All Sellers Personal Property.

### DIRECTIONS

North on Hwy 151, Left on Welling Beach Road, Left at Lake 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.

