



**(920) 923-5556**

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**Address:** N7869 Lakeshore Dr., N. Fond du Lac

**Price:** \$444,900

**Lot Size:** .86 Acre

**Sq. Ft:** 1936

**Style:** Ranch

**Age:** 1955

**Taxes:** \$3,654.51 -'21

**Exterior:** Vinyl

**Water Heater:** Gas

**Ave. Utility Cost:** \$147/mo.

**Schools:** N. Fond du Lac

**Garage:** (2) 2 Car Detached

**Heat:** Gas HW

**Air:** Central

**Basement:** Crawl

**Sanitary:** Sewer

**Water:** Well

**Flood Plain:** No

**Directions:** Hwy 45 (Lakeshore Dr.) North to address. Just North of Stuart's Landscaping.

**Room Sizes:**

**Living Room:** 21'5 x 17'3

**Bedroom:** 13'2 x 12'5

**Kitchen:** 15'10 x 14'1

**Bedroom:** 13' x 11'1

**Family Room:** 26'4 x 17'3

**Bedroom:** 18'7 x 9'11

**Laundry Room:** 12'4 x 6'6

**Bath:** Full

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**Inclusions:** Stove, refrigerator, dishwasher, water softener.

**Exclusions:** Sellers personal property.

**Additional Information:**

So much to love! Huge living room overlooking lake and with a view of the front as well! Family/dining room for additional living space! Eat in kitchen with snack island, 1st floor laundry/mud room, 3 bed rooms (one is currently used as a formal dining), 2 bths, TWO garages, 6 yr new siding, 10 year old roof, 6 yr new 2 tier deck, updated windows, 2 driveways and in impeccable shape! 40 feet of lake frontage. A must see for all lake lovers!

\*In our opinion the information shown on this sheet is true, but not guaranteed and is subject to change or correction.