

ADDITIONAL INFORMATION
for
W4989 Mariearl Lane,
Fond du Lac, WI 54935-8317
Town of Fond du Lac | Fond du Lac County

INCLUSIONS:

Rainbow playset with sandbox, paddle boat for pond included, sound system and surround sound speakers on patio and throughout the home. Built-in workbench in garage. Heater in the garage. Stone rock speakers tied to sound system in (1) front of house by driveway and (1) in rear of house at golf tee box. Basketball hoop. Custom Blinds. Treadmill in basement. Refrigerator in kitchen and basement. 4 pool deck chairs & 2 pool deck end tables, golf ball washer. Central Vac and equipment. Pool equipment attachments. Custom mailbox. Gas piping to covered patio area for a possible permanent grill.

EXCLUSIONS:

Kitchen stools on the main level. Cabinets in the garage. Workbench in basement. Refrigerator in garage. Undercounter fridge in kitchen

NEGOTIABLE ITEMS:

Table and chairs in Formal Dining Room

Association Annual Fee: \$900 in 2024 (paid in full for 2024)

INTERIOR:

- Cherry Hardwood floors on main floor refinished 2014
- Custom blinds
- 9' ceilings on main and 2nd floors
- Zoned Heating - Each level has a separate thermostat for a separate zone.
- Central Vac connections on each level including garage

EXTERIOR:

- Steel Seamless Siding
- New Roof - October 2023
- Private Well
- Municipal Sewer
- New master bedroom window in 2019
- Inground 18'x32' Heated Swimming Pool
 - Installed 2013
 - Boiler – 2013
 - Diving board
 - 8' deep & 3' deep
 - Electric pool cover
 - Pool basketball hoop

- 4 pool deck chairs & 2 pool deck end tables
- Golf ball washer and golf ball bucket
- Spring Pool & Spa installed pool and The Pool Guys (located in FDL) maintains the pool bi-weekly
- Rainbow Playset with sandbox 2010 | Repainted 2022
- Pier by Pond painted 2022
- Ash trees have been treated for last 10 years
- Golf tee box is on subject property
- Downspouts on rear and side of home are underground piped and drain to the pond.
- New exterior doors in 2019.
- 2022 recently painted shutters and front house entry door
- Glass backboard basketball hoop with breakaway rim by front driveway with concrete base and safety cushion

POND:

- Approximately 8' deep with clay bottom
- Wood Deck on Pond is shared with neighbor to the southeast – recently stained
- Paddle boat included
- Fake stone speakers located by golf tee and front driveway with surround sound speakers at patio and throughout the home

PATIO:

- Covered Patio with wood ceiling (car siding)

GARAGE-

- Heated, 3.5 car attached (Heater included)
- Basement access from garage
- Finished painted drywall interior
- Quartz Epoxy floor in 2010
- 2 garage door openers & 3 remotes, (1) electric overhead door operator is brand new
- Workbench included- Cabinets excluded
- Speakers
- Central vacuum

BASEMENT:

- Finished Rec Room in 2015 (Smith Builders)
 - Kitchen with island (includes six stools) and sink
 - Refrigerator included (has hookup for ice maker and water dispenser)
 - ¾ Bathroom
 - Vinyl plank flooring and carpeting
 - Gas Fireplace
 - Separate thermostat
 - (Treadmill can stay)
- Access to garage
- Egress Window
- 300 Amp Electrical Service
- Updated furnace components (heat exchanger, inducer motor, Aprilaire 2019)

- Epoxy floor on unfinished side of basement in 2010
- New 80-gallon Water Heater June 2021
- New Water Softener - Fall 2021
- New Sump Pump - 2019
- Air Exchange System
- Radon System installed 2013 by Cutter Vac
- Central Air - Original maintained 2 times per year
- Iron Curtain
- Foam insulation in box sills
- Utility sink

FORMAL DINING ROOM:

- Built-in floor to ceiling cabinetry with lighting
- Cherry Hardwood floors

FRONT OFFICE/SITTING ROOM:

- French doors
- Built-in cabinetry

GREAT ROOM:

- Wall length entertainment center includes smart tv
- Gas Fireplace with brick surround
- Speakers & subwoofers & audio-visual system equipment

KITCHEN / DINING AREA:

- New Cambria Quartz counters, tiled backsplash, and painted kitchen/dining area in 2015
- Cherry Hardwood floors – sanded down and refinished in 2015
- Large Reach-in Pantry
- Tall wall cabinets to 8' high
- Lighting on top and under cabinets
- Appliances included- Stainless steel double oven, electric stove, stainless steel refrigerator (with ice and water dispenser), stainless steel dishwasher, built-in microwave, garbage disposal (2023)
- 4' wide sliding patio door with 4' fixed section that leads from dining area to covered patio
- Built-in area for TV

BEDROOMS: 4 Bedrooms on 2nd level / 5th bedroom on main floor

- **PRIMARY BEDROOM**
 - Full Bathroom features double vanity, full mirror with wood frame, tiled floor, walk-in tiled shower with bench and (2) shower heads, whirlpool tub with tiled surround, TV outlet
 - 2 large walk-in closets
 - Bonus room off one of the walk-in closets
 - New Infinity window overlooking pool & backyard
 - Built-in ironing board and vanity closet
 - TV is negotiable

- **BEDROOM 2**
 - Walk-in closet & built-in desk/shelves
- **BEDROOM 3**
 - Walk-in closet with built in bench for storage
- **BEDROOM 4**
 - 2 closets
- **BEDROOM 5**
 - Main floor
 - Currently being used as an office.
 - (1) large closet

MUDROOM:

- Entrance/Exit door leading to pool/backyard
- Built-in cabinets and built-in bench seat
- Tiled floor
- Built-in Sink
- Full height pantry style storage closet

BATHS:

- Full - Primary Bedroom 2nd level
- Full - 2nd level
- 3/4 - Lower-level Rec room
- Half - Main level

LAUNDRY:

- 2nd level
- Built-in utility sink
- Built-in cabinetry with clothes hanging area
- Drain under clothes washer
- Tiled floor