



**ADDRESS: N7870 Sandy Beach Road,
Fond du Lac, WI 54935**

PRICE: \$499,900

“A Step Above the Rest” describes this premier brick ranch on Lake Winnebago with 90 feet of frontage with a Point! Quality renovation and workmanship make this spacious 2 bedroom, 2 bath home a true gem. This home features a large eat-in kitchen, open concept living room/dining room with fireplace for easy entertaining. Relax and enjoy the beautiful master suite with fireplace, hot tub, sitting area and huge closet. Let’s not forget the four-season room for year round enjoyment. Large windows throughout allows wonderful scenic lake views with awesome sunsets!



Directions: East on Winnebago Dr, left on Sandy Beach Rd to address **To Show:** ELB
District: 406 **City of Fond du Lac** **County:** Fond du Lac

ROOM	SIZE	LEVEL	FLR	STYLE	1 Story	APPROX. SQ. FT.	2900
Living Room	24'3" x 31'6"	M	C	EXTERIOR	Brick		
Kitchen	22' x 14'3"	M	C	YEAR BUILT	1954	TAXES	\$6,824.00
Sunroom	15'5" x 13'	M	C	LOT SIZE	90 x 300	BUDGET(H&E)	N/A
Bedroom	18'3" x 30'	M	C	HEAT TYPE	Gas F/A	A/C	Central
Bedroom	15' x 15'7"	M	C	OCCUPANCY	TBD	FLOOD PLAIN	TBD
Bathroom	Full	M	T	SANITARY	Sewer	WATER	Well
Bathroom	Full	M	T	GARAGE	2-Detached	BASEMENT	Slab
				FIREPLACE	2-Wood&Gas	WATER SOFTENER	Rental
				SCHOOLS	Lakeshore, Sabish, Fond du Lac High		

INCLUSIONS: Oven/range, refrigerator, dishwasher, washer, dryer, garbage disposal

EXCLUSIONS: Seller's personal property, water softener is a rental, shore station is negotiable

Information provided on this sheet is believed to be true, but not guaranteed and is subject to change or correction.

Lister: Larry Schaefer

Phone: 948-0666

Ad # 671