



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



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**N8205 COTTAGE DR FOND DU LAC WI 54937-1607**

**\$389,900    MLS# 50221883**

**Listed by: Adashun Jones, Inc.**

This is an amazing opportunity to own an incredible Lake Winnebago west side property with over 115 ft of lake frontage. This ranch home gives sweeping views of the water from the large picture windows facing due east! Home features 3 bedrooms with 1.5 baths, 2 sided fireplace, many, many built-ins for storage, plus full usable basement with steps to attached garage. Boathouse included. Flat property to the water with great space for entertaining! Easy commute to Oshkosh or Fond du lac. Low town taxes. A must see.

**FEATURES**

County  
Muni.  
Acreage  
Source of Acreage Info  
Lot Size  
Source of Lot Size Info  
Zoning  
Taxes (2019)  
Total Sq. Ft.  
Above Grade Sq. Ft.  
Age/Year Built  
Exterior Finish  
Style  
School Dist.

**Fond du Lac**  
**Town of Friendship**  
**1.01**  
**Assessor/Public Record**  
**120x368**  
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**Residential**  
**5,062**  
**1,460**  
**1,460**  
**1965**  
**Aluminum/Steel, Vinyl**  
**1 Story**  
**North Fond du Lac**

**AMENITIES**

Type.  
Heating/Cooling  
Waste  
Water  
Basement  
Garage Style  
Garage Spaces  
Garage Total  
Waterfront  
Water Body Name  
**Residential**  
**Central A/C**  
**Municipal Sewer**  
**Private Well**  
**Full**  
**Attached-Non Tandem**  
**2.5 Car (min width 24')**  
**2**  
**Yes**  
**Winnebago**

**INCLUSIONS / EXCLUSIONS**

Inclusions; Water Softener, Water Treatment System, Dishwasher, Gas Heater-Garage, Garage Door Opener & Remotes, Garbage & Recycle Bins, Dog Kennel  
Exclusions; Seller's Personal Property

**ROOM SIZES**

**Room, Dimensions, Level**  
Master Bedroom, 11x10, Main  
Bedroom 2, 12x11, Main  
Bedroom 3, 10x10, Main  
Dining Room, 13x10, Main

**Room, Dimensions, Level**  
Laundry Room, 12x11, Main  
Kitchen, 13x11, Main  
Living Room, 20x13, Main

**DIRECTIONS**

Hwy. 45 N. on Cottage Dr. 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.

