



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



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**Est. Monthly Payment**  
(Based on 10% down payment)  
15 yr. mortgage: \$4,646.65  
20 yr. mortgage: \$3,842.78  
30 yr. mortgage: \$3,077.66

**894 COUNTRY CLUB LN FOND DU LAC WI 54935-8712**

**\$674,900    MLS# 50222192**

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

Seldom does a home's beauty match with inside and outside detail. Use the circle drive to view this County Club property on the 7th fairway of South Hills. Extensive remodeling brings over 5600 finished sq ft of living including multiple fireplaces, main floor guest rm w/ private bath, laundry on multiple levels, a wine cellar befitting of Nappa, & more than one spot to work from home. Balanced heating and cooling no matter where the sun shines. Lighted, outdoor, paved patio crowning a 1.17 acre lot. Attached 3 car garage. Is this your opportunity?

### FEATURES

|                         |                               |
|-------------------------|-------------------------------|
| County                  | <b>Fond du Lac</b>            |
| Muni.                   | <b>City of Fond du Lac</b>    |
| Acreage                 | <b>1.17</b>                   |
| Source of Acreage Info  | <b>Assessor/Public Record</b> |
| Lot Size                | <b>150X340</b>                |
| Source of Lot Size Info | <b>Assessor/Public Record</b> |
| Zoning                  | <b>Residential</b>            |
| Taxes (2019)            | <b>12,288</b>                 |
| Total Sq. Ft.           | <b>5,685</b>                  |
| Above Grade Sq. Ft.     | <b>4,573</b>                  |
| Below Grade Sq. Ft.     | <b>1,112</b>                  |
| Age/Year Built          | <b>1988</b>                   |
| Exterior Finish         | <b>Wood/Wood Shake/Cedar</b>  |
| Style                   | <b>1.5 Story</b>              |
| School Dist.            | <b>Fond du Lac</b>            |

### ROOM SIZES

|                                |                                   |
|--------------------------------|-----------------------------------|
| <b>Room, Dimensions, Level</b> | <b>Room, Dimensions, Level</b>    |
| Master Bedroom, 24x13, Upper   | Formal Dining Room, 15x14, Main   |
| Bedroom 2, 12x11, Upper        | Living Room, 22x13, Main          |
| Bedroom 3, 14x12, Upper        | 4 Season Room, 14x14, Main        |
| Bedroom 4, 13x11, Main         | Den/Office, 15x12, Main           |
| Family Room, 25x18, Main       | Rec Room, 21x14, Lower            |
| Laundry Room, 11x8, Main       | Other - See Remarks, 29x11, Lower |
| Kitchen, 25x14, Main           |                                   |

### AMENITIES

|                 |  |
|-----------------|--|
| Type            | <b>Residential</b>   |
| Heating/Cooling | <b>Central A/C, Forced Air</b>                             |
| Waste           | <b>Municipal Sewer</b>                                     |
| Water           | <b>Municipal Public Water</b>                              |
| Basement        | <b>Crawl, Full, Finished Pre-2020, Finished Contiguous</b> |
| Garage Style    | <b>Attached-NonTandem</b>                                  |
| Garage Spaces   | <b>3 or 3.5 Cars</b>                                       |
| Garage Total    | <b>3</b>   |

### INCLUSIONS / EXCLUSIONS

Inclusions: Kitchenaid 5 Burner Gas Cooktop, Stainless Steel Refrigerator, Dishwasher, Subzero Built-in Icemaker in Bar, 3 Built-in Cooling Units, 2 Washers, 2 Dryers, Lower Level Refrigerator, Basement Shelving, Water Softener, Active Radon Mitigation System, Built-in Sound Speaker System, Security System  
Exclusions: Seller's Personal Property, IT Station in Lower Level, 3 Outside Speakers

### DIRECTIONS

E. on 4th St., S. on Mary Lee Dr., R. to Country Club Ln., R. 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.

