



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: \$3,097.53
20 yr. mortgage: \$2,561.66
30 yr. mortgage: \$2,051.62

N9309 PERCH LN FOND DU LAC WI 54937

\$449,900 MLS# 50225820

Listed by: Adashun Jones, Inc.

Beautiful custom built, open concept ranch is a short walk to Lake Winnebago. Kitchen was renovated with Cambria countertops and a beautiful Kohler sink. Appliances updated within the last year. This 3 bedroom w/2 bedroom potential, has in floor heat on the lower level, an egress window and 9 foot ceilings on the lower lever. Tankless water heater, air to air exchange, radon mitigation, surround sound Boston speakers. 10 foot ceilings in the garage with 35 feet in depth to store a boat. Professionally landscaped, beautiful patio, stone wall, walkway. This home is walk in ready for you

FEATURES

County	Fond du Lac
Muni.	Town of Taycheedah
Acreage	1.55
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2019)	4,354
Total Sq. Ft.	3,365
Above Grade Sq. Ft.	1,765
Below Grade Sq. Ft.	1,600
Age/Year Built	2008
Exterior Finish	Stone, Vinyl
Style	1 Story
School Dist.	New Holstein

ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 16X15, Main	Family Room, 28X19, Lower
Bedroom 2, 14X13, Main	Dining Room, 12X12, Main
Bedroom 3, 17X9, Lower	Laundry Room, 4X6, Main
Bedroom 4, 14X11, Lower	Kitchen, 12X12, Main
Bedroom 5, 11x11, Lower	Living Room, 21X20, Main

AMENITIES

Type	Residential
Heating/Cooling	Central A/C, Forced Air, Radiant, Zoned Heating
Waste	Municipal Sewer
Water	Private Well
Basement	Full, 8Ft+ Ceiling, Finished Pre-2020
Garage Style	Attached-Tandem
Garage Spaces	3 or 3.5 Cars
Garage Total	3
Misc. Exterior	Patio

INCLUSIONS / EXCLUSIONS

Inclusions; Refrigerator, Stove, dishwasher, all window treatments, Ring Security System, Boston surround sound speakers on walls, water softener owned.
Exclusions; Sellers personal property, TV's, Washer, Dryer, bar and bar stools,

DIRECTIONS

Highway 151 North to Fisherman's Road, Turn right on Perch Lane 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.

