



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



www.adashunjones.com

**Est. Monthly Payment**  
(Based on 10% down payment)  
15 yr. mortgage: \$4,818.77  
20 yr. mortgage: \$3,985.12  
30 yr. mortgage: \$3,191.66



**2471 WHISTLING SWAN CT MENASHA WI 54952**

**\$699,900    MLS# 50237601**

**Listed by: Coldwell Banker The Real Estate Group**

Gorgeous custom ranch situated on a private lot. Step inside to be delighted w/ extensive details. LR w/ floor to ceiling windows. Kitchen boasts granite, gas cooktop and abundance of cabinetry. 4-season overlooks backyard w/ outdoor grill. LG master welcomes WIC and BA w/ in floor heat. Walk-in tile shower and bubble tub. Office, laundry, 2 BRs, 1.5 BA, and dining area complete the main. Walk out LL with 4th BR, full BA, theater, family room and bar. Meticulously maintained and abundance of landscaping. Heating/cooling=hot water for in-floor.

**FEATURES**

County	<b>Calumet</b>
Muni.	<b>City of Menasha</b>
Acreage	<b>0.67</b>
Source of Acreage Info	<b>Assessor/Public Record</b>
Lot Desc.	<b>Rural - Subdivision, Wooded</b>
Taxes (2020)	<b>12,339</b>
Total Sq. Ft.	<b>3,964</b>
Above Grade Sq. Ft.	<b>2,815</b>
Below Grade Sq. Ft.	<b>1,149</b>
Age/Year Built	<b>2004</b>
Exterior Finish	<b>Stone, Stucco</b>
Style	<b>1 Story</b>
School Dist.	<b>Appleton Area</b>

**ROOM SIZES**

<b>Room, Dimensions, Level</b>	<b>Room, Dimensions, Level</b>
Master Bedroom, 20x16, Main	Laundry Room, 10x06, Main
Bedroom 2, 13x12, Main	Kitchen, 15x11, Main
Bedroom 3, 13x11, Main	Living Room, 22x15, Main
Bedroom 4, 16x11, Lower	Den/Office, 13x12, Main
Family Room, 20x19, Lower	4 Season Room, 14x13, Main
Dining Room, 15x10, Main	

**AMENITIES**

Type	<b>Residential</b>
Heating/Cooling	<b>Central A/C, Forced Air, Other-See Remarks</b>
Waste	<b>Municipal Sewer</b>
Water	<b>Municipal Public Water</b>
Basement	<b>Full, Full Sz Windows Min 20x24, Partial Finished Pre2020, Sump Pump, Walkout Entrance-Door, Partial Fin. Contiguous</b>
Garage Style	<b>Attached-NonTandem</b>
Garage Spaces	<b>3 or 3.5 Cars</b>
Garage Total	<b>3</b>

**INCLUSIONS / EXCLUSIONS**

Dishwasher, Disposal, Dryer, Microwave, Oven/Range, Refrigerator, Washer, At Least 1 Bath tub, Central Vacuum, Kitchen Island, Pantry, Security System, Split Bedroom, Walk-In Closet, Walk-In Shower, Water Softener-Own, Wet Bar, Wood/Simulated Wood Fl

**DIRECTIONS**

South on Oneida Street to left on Midway Road. Right on S Kernan Avenue to left on Whistling Swan to home to right.



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.

