



Fond du Lac  
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Oshkosh  
920-235-0095

Fox Valley  
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Green Lake  
920-294-0121



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**N7903 LAKESHORE DR FRIENDSHIP WI 54937**

**\$449,900    MLS# 50262755**

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

Get lake access without giving up space! This grand colonial sits on .47 acres of land with 60' of Lake Winnebago water frontage. With 2,608 sq/ft, 4 bedrooms, an extra family room, and a spacious garage, there is enough room for any occasion. Hard wood floors throughout the house, a new roof, a gas fireplace, and spacious bedrooms. Showings begin 7/27/2022.

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>Town of Friendship</b>
Acreage	<b>0.47</b>
Source of Acreage Info	<b>Assessor/Public Record</b>
Zoning	<b>Residential</b>
Taxes (2021)	<b>3,906</b>
Total Sq. Ft.	<b>2,608</b>
Above Grade Sq. Ft.	<b>2,608</b>
Age/Year Built	<b>1964</b>
Exterior Finish	<b>Vinyl</b>
Style	<b>2 Story</b>
School Dist.	<b>North Fond du Lac</b>

**ROOM SIZES**

<b>Room, Dimensions, Level</b>	<b>Room, Dimensions, Level</b>
Master Bedroom, 12x14, Main	Family Room, 12x10, Upper
Bedroom 2, 14x12, Upper	Dining Room, 12x7, Upper
Bedroom 3, 14x11, Upper	Kitchen, 15x12, Main
Bedroom 4, 12x11, Upper	Living Room, 18x14, Main
Bedroom 5, 14x11, Main	

**AMENITIES**

Type.	<b>Residential</b>
Heating/Cooling	<b>Central A/C, Forced Air</b>
Waste	<b>Municipal Sewer</b>
Water	<b>Shared Private Well</b>
Basement	<b>Full</b>
Garage Style	<b>Detached-NonTandem</b>
Garage Spaces	<b>2 Car</b>
Garage Total	<b>2</b>
Waterfront	<b>Yes</b>
Water Body Name	<b>Winnebago</b>

**INCLUSIONS / EXCLUSIONS**

Inclusions: Water heater

**DIRECTIONS**

Hwy 45 north from Fond du lac 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.

