



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



www.adashunjones.com



Jack Doemel  
Cell: (920) 379-6843  
jdoemel@adashunjones.com



6460 E PAYNES POINT RD NEENAH WI 54956-9716

\$499,900      MLS# 50169193

Spectacular Lake Winnebago frontage greets you daily, in this spacious 2 story set between Neenah & Oshkosh. An abundant kitchen/dinette features oak cabinets, tile floors & handy island. Gas fireplace adorns the sizable living rm. 2nd floor Master suite boasts a tray ceiling, fireplace & private deck. Convenient 2nd floor laundry, quality 6 panel doors & Andersen windows. Relax in the atrium or step onto your brick patio overlooking the 100' of shoreline. Attached garage plus a 2nd detached garage w/attic & heated office space. 4 bedrooms & 3 baths make this home an understated value!

### FEATURES

|                         |                        |
|-------------------------|------------------------|
| County                  | Winnebago              |
| Muni.                   | Town of Vinland        |
| Acreage                 | 0.45                   |
| Source of Acreage Info  | Assessor/Public Record |
| Lot Size                | 100x200                |
| Source of Lot Size Info | Assessor/Public Record |
| Zoning                  | Residential            |
| Taxes (2017)            | 6,187                  |
| Total Sq. Ft.           | 2,728                  |
| Above Grade Sq. Ft.     | 2,728                  |
| Age/Year Built          | 1999                   |
| Exterior Finish         | Vinyl                  |
| Style                   | 2 Story                |
| School Dist.            | Neenah                 |
| Elementary School       | Lakeview               |
| Middle School           | Horace Mann            |
| High School             | Neenah                 |

### ROOM SIZES

|                              |                            |
|------------------------------|----------------------------|
| Room, Dimensions, Level      | Room, Dimensions, Level    |
| Master Bedroom, 18x17, Upper | Dining Room, 20x09, Main   |
| Bedroom 2, 15x13, Upper      | Kitchen, 13x13, Main       |
| Bedroom 3, 15x11, Upper      | Living Room, 21x17, Main   |
| Bedroom 4, 15x11, Main       | 4 Season Room, 12x10, Main |

### AMENITIES

|                 |                         |
|-----------------|-------------------------|
| Type.           | Residential             |
| Heating/Cooling | Central A/C, Forced Air |
| Waste           | Septic Holding Tank     |
| Water           | Private Well            |
| Basement        | Poured Concrete         |
| Garage Style    | Attached                |
| Garage Spaces   | 1.5 Car                 |
| Garage 2 Style  | Detached                |
| Garage 2 Style  | 3 or 3.5 Cars           |
| Garage Total    | 4                       |
| Waterfront      | Yes                     |
| Water Body Name | Winnebago               |
| Misc. Exterior  | Patio                   |

### INCLUSIONS / EXCLUSIONS

Inclusions: Dishwasher, Central Vacuum, 1 Piece Dock & Boat Lift, Refuse & Recycling Bins, Security System, Wiring for Sound System.  
Exclusions: Personal Property of Seller.

### DIRECTIONS

From Hwy 41, go E on Breezewood Ln/Bell St to Commercial Ave (Cty Rd A), S to Paynes Point Rd, go E to fork in road, then turn Left to address.



In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

