



Fond du Lac
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Oshkosh
920-235-0095

Fox Valley
920-202-8360

Green Lake
920-294-0121



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7010 S HWY 45 OSHKOSH WI 54902-8812

\$149,900 MLS# 50172512

Est. Monthly Payment

(Based on 10% down payment)
15 yr. mortgage: \$1,032.05
20 yr. mortgage: \$853.51
30 yr. mortgage: \$683.57

Super Cute Modern 2 bedroom, 1 bathroom ranch home located on a short channel leading to Lake Winnebago. Bring your boat or recreational toys! Boat lift included. Property features a low traffic area (Schuh Lane) and a stunning lot offering distant lake views and a gazebo! Home features eat-in kitchen, large sunny living room with a large picture window showing off the channel views, large master bedroom, first floor laundry, numerous updates and a heated 2.5 car garage. Make this your perfect year around lifestyle or a second getaway home! All the work has been done on this home!

FEATURES

County	Winnebago
Muni.	Town of Black Wolf
Acreage	0.4
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2016)	2,048
Total Sq. Ft.	972
Above Grade Sq. Ft.	972
Age/Year Built	1967
Exterior Finish	Aluminum/Steel, Wood/Wood Shake/Cedar
Style	1 Story
School Dist.	Oshkosh Area

AMENITIES

Type	Residential
Heating/Cooling	Central A/C, Forced Air
Waste	Municipal Sewer
Water	Private Well
Basement	Block
Garage Style	Detached
Garage Spaces	2.5 Car (min width 24`)
Garage Total	2
Waterfront	Yes
Water Body Name	Winnebago Channel

INCLUSIONS / EXCLUSIONS

Crawl
Exclusions: Seller's Personal Property

ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 15X12, Main	Kitchen, 15X7, Main
Bedroom 2, 11X10, Main	Living Room, 19X12, Main

DIRECTIONS

North on Hwy 45 (Lakeshore Drive), property is located on Schuh Lane which is the first right after TJ's Harbor.



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

