



Fond du Lac
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37 SUMAC CT FOND DU LAC WI 54937-8259

\$350,000 MLS# 50174004

This beautiful 1 story home sits on almost 1 acre at the end of the cul de sac. It offers 3/4 bedrooms and 4 full bathrooms. Finished lower level offers an apartment feel with its own entrance from a 3.5 car garage. The home is already made handicap accessible with a ramp in the garage and wider doorways to accommodate walkers or wheel chairs. Comes ready with a paved patio, central vac, wood burning fireplace, and main floor laundry.

FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.9
Source of Acreage Info	Plat Map/Survey
Zoning	Residential
Taxes (2017)	6,805
Total Sq. Ft.	3,135
Above Grade Sq. Ft.	2,265
Below Grade Sq. Ft.	870
Age/Year Built	2001
Exterior Finish	Brick
Style	1 Story
School Dist.	Fond du Lac

AMENITIES

Type	Residential
Heating/Cooling	Central A/C, Forced Air
Waste	Municipal Sewer
Water	Municipal Public Water
Basement	Poured Concrete
Garage Style	Attached
Garage Spaces	3 or 3.5 Cars
Garage Total	3

INCLUSIONS / EXCLUSIONS

Inclusions: Washer, Dryer, Fridge on Main & LL, Stove/Oven on Main & LL, Microwave, Dishwasher, Garbage Can, Recycle Bin, Swing Set, Fire Pit
Exclusions: Seller's Personal Property, Basement Freezer

ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 16x16, Main	Laundry Room, 9x9, Main
Bedroom 2, 15x12, Main	Kitchen, 17x14, Main
Bedroom 3, 11x11, Main	Living Room, 22x20, Main
Family Room, 17x15, Lower	Other - See Remarks, 17x12, Lower
Dining Room, 13x12, Main	

DIRECTIONS

East on 23 then a left on K. Take left onto Bellevue Blvd then left onto Sumac Ct., follow 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.

