



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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Est. Monthly Payment
(Based on 10% down payment)
15 yr. mortgage: \$2,409.04
20 yr. mortgage: \$1,992.28
30 yr. mortgage: \$1,595.60

540 LEDGEWOOD DR FOND DU LAC WI 54937-8197

\$349,900 MLS# 50194327

An incredible value and maybe the best overall property you will ever find! This beautiful Bill Sessing built home offers 5 bedrooms 4 full baths all on the 14th hole of the Whispering Springs golf course! Home features large spacious kitchen, formal & informal dining, butlers pantry, bonus room above garage & additional finished square footage in the lower level. Master suite with balcony facing the course, huge master bath & closets. One of a kind 2 story bank of windows with sweeping view of the outdoors. Attached 3 car garage separated for car/toy storage. Stately home with room for all!

FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.68
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2017)	8,854
Total Sq. Ft.	4,526
Above Grade Sq. Ft.	3,377
Below Grade Sq. Ft.	1,149
Age/Year Built	1996
Exterior Finish	Aluminum/Steel
Style	2 Story
School Dist.	Fond du Lac

ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 19x13, Upper	Laundry Room, 8x8, Main
Bedroom 2, 13x13, Upper	Kitchen, 16x14, Main
Bedroom 3, 11x11, Upper	Formal Dining Room, 11x10, Main
Bedroom 4, 22x12, Upper	Living Room, 20x14, Main
Bedroom 5, 14x10, Lower	3 Season Rm, 28x13, Lower
Family Room, 25x14, Main	Den/Office, 13x12, Main
Dining Room, 16x13, Main	Foyer, 14x10, Main

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: Ovens, Fridge, Water Softener, Window Treatments, Garage Door Opener and Remotes, Garbage and Recycling Bins, Radon Mitigation System
Exclusions: Sellers Personal Property

DIRECTIONS

Hwy 23 East to Whispering Springs Blvd., Left to Ledgewood Dr., 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.

