### 1509 RUE REYNARD ROAD, MENASHA, WI, 54952

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Discover unparalleled views of Lake Winnebago at this property. Situated on almost an acre with 120+/- feet of sandy beachfront, the tranquil park-like environment is truly exceptional. Nearly every room in the house offers breathtaking vistas of the lake. The expansive kitchen features a large island and seamlessly transitions into the cozy family room with...

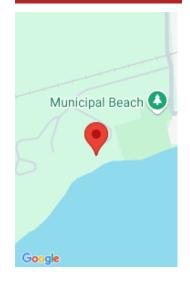


- 3 baths
- Residential
- Residential
- Active
- 3546 sq ft



Linda

Coldwell Banker Real Estate Group





#### **Features**

GarageYN: No

FireplaceYN: No

ExteriorFeatures: Patio, Storage Shed

**Above Grade Finished Area, sq ft:** 3546

**Inclusions:** Stove, refrigerator, microwave, dishwasher, beverage frig in kitchen, beach cleaning screen, shed on side of house, window

treatments, garage remotes.

AttachedGarageYN: No

PoolPrivateYN: No

Features: Gas,Two

**Tax Amount:** 16814.54

**Exclusions:** Washer & Dryer, wine frig in pantry, cabinets & shelving in garage, hot

tub, sellers personal property.

#### **Amenities**

Waterfront available: Yes Water Body Name: Winnebago

Amenities: Dishwasher, Microwave, Range/Oven, Refrigerator Water Source: Municipal/City

Sewer: Municipal Sewer

## **Room Sizes**



Room type	Dimensions	Level
Bedroom 1	13x15	Upper
Bedroom 2	12x16	Upper
Bedroom 3	11x12	Upper
Family Room	18x25	Main
Kitchen	13x20	Main
Living Or Great Room	13x20	Main
Dining Room	11x19	Main
Other Room	8x8	Main
Other Room 2	10x14	Main
Other Room 3	15x17	Main
Other Room 4	7x8	Main

# **Building Details**

NewConstructionYN: No Heating: Central A/C, Forced Air

Basement: Crawl Space Exterior material: Patio, Stone, Storage Shed, Wood/Wood

Shake/Cedar

Parking: Attached



**Agent Details** 

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