



Office: (920) 923-6000
 Fax: (920) 923-9667
 507 Fond du Lac Ave.
 Fond du Lac WI 54935-2348
 pat@klapperichrealestate.com
 www.klapperichrealestate.com

PRICE: \$224,500	ADDRESS: N6150 Eleanore Lane
-------------------------	-------------------------------------

BEAUTY & TRANQUILITY that must be experienced! Fine detailing, exquisite workmanship around every corner beginning with elegant 2 Story foyer and sunrise deck overlooking private nature preserve. Amazing updates, better than new condition and showcase perfection!



Directions: Hwy 23 east to Cty Road K, south to 4th Street Rd, east to Eleanore Lane, right to address	Municipality: Township of Empire
	County: Fond du Lac

Style: 2 Story	Exterior: Vinyl	Sanitary: Municipal Sewer
Year Built: 1993	Garage: 2½ Car, Attached	Water: Private Well
Lot Size: 102 x 193	Basement: Full	Taxes: \$ 3,957 (2013)
SQ. FT: 2,472 * <Above Grade>	Heat Type: Gas, Forced Air	Schools: Fond du Lac
SQ. FT: 727 <Below Grade>	Air Cond: Central	100 YR Flood Plain: No
Total SQ. FT.: 3,199	Fireplace: Woodburning	

Rooms	Size	Level	Bathrooms	Level	Bedrooms	Level
Foyer:	12 x 10	M	Half	M	19'6 x 12'6	U
Dining Room:	13 x 12'6	M	Full	U	13 x 12'6	U
Kitchen:	12 x 12	M	Full	U	12'6 x 11	U
Dinette:	12 x 11	M	Half	B	Rec Room: 20 x 20	B
Family Room:	22 x 13 (fireplace)	M	Laundry: 5 x7	M	Hobby Room: 15 x 12	B
Living Room:	13 x 12'6	M	Office: 12 x 10	M	Workshop: 23 x 12'6	B

Inclusions:	Microwave, dishwasher, electric range, refrigerator, all window treatments, water softener and conditioner, wooden shelving, garbage and recycle containers, fireplace tools
Exclusions:	Sellers' personal property, all items in basement workshop including filter system, vacuum, workbench
Notes:	SEE ADDITIONAL INFO SHEET
	* per assessor

Offered By: Pat Klapperich	Phone: 920-979-2924	AD# R-700
		MLS # 50092717

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

MLS • REALTOR® • EQUAL HOUSING OPPORTUNITY

N6150 Eleanore Lane

Improvements

- Electric range/oven 2014
- Newly landscaped front perimeter of house (plants & decorative stone) 2013
- Outside lights replaced 2013
- High definition kitchen counters 2013
- New water softener & manufacturer rebuilt water conditioner 2013
- Master bath granite vanity, faucets 2012
- Replaced sidewalk front and side of house 2012
- Bathroom light fixtures replaced 2012
- New bedroom carpeting 2012
- New bathroom vanity/faucets (basement) 2012
- Water heater (power vented) 2011
- New bathroom fans (upstairs), upper main bath faucets 2010
- New overhead garage door & whisper quiet garage door opener 2010
- Block retaining wall installed (back of house) 2009
- New decorative trim, baseboards around doors, chair rails (foyer, living room, dining room, stairwell, upper hall) 2009
- New oak flooring (foyer stairwell risers/treads & upper hall) 2009
- Front door ensemble & partial basement finishing (w/permit) 2004
- Roof shingles (tear off, 50 year warranty) 2002
- Kitchen stone backsplash 2002

Additional Information

- Elegant 2-Story foyer with full view of upper hall
- 6 panel interior doors
- Vaulted family room w/floor to ceiling wood burning fireplace
- Whirlpool tub in master bath
- Dishwasher/refrigerator approx. 4-5 years old
- Optional plumbed laundry area in lower half bath entry room
- Triple door dinette exit
- Massive sunrise deck, impressive angled workmanship!
- Attached garage has insulated/dry walled ceiling/walls; room to expand on lot
- Treed, wildlife sanctuary back setting