



**ADDRESS: W7143 Briar Court,
 Oakfield, WI 53065**

PRICE: \$259,900

Privacy in a 1.5 Acre wooded setting! Beautiful 2 story home with 3 bedrooms, 2.5 bathrooms, family room, 4 seasons room, 1st floor laundry, 2.5 car garage, circle drive to the front entrance, stately foyer, provides a once in a lifetime opportunity to own a home with character and grace. Zoned hot water heat. The large wooded lot provides country privacy minutes from FDL.



← Front of driveway

Directions: Hwy 41 S to Cty Rd B (3 mi south of FDL), west on B for 3.5 mi to Wood Ln, north on Wood Ln to Briar Ct, right on Briar to address **To Show:** Call listing agent

District: 407 **Town of Byron** **County:** Fond du Lac

| ROOM | SIZE | LEVEL | FLR | STYLE | 2 Story | APPROX. SQ. FT. | 2576 |
|-------------|-----------|-------|-----|------------|--------------|-----------------|-------------|
| Living Room | 24' x 12' | M | C | EXTERIOR | Fiber Cement | | |
| Kitchen | 15' x 9' | M | CT | YEAR BUILT | 1973 | TAXES | \$4,366.00 |
| Dining Area | 15' x 11' | M | C | LOT SIZE | 1.51 Acres | BUDGET(H&E) | \$220/Mo. |
| Bedroom | 18' x 11' | U | C | HEAT TYPE | Hot Water | A/C | Wall/Window |
| Bedroom | 15' x 10' | U | C | OCCUPANCY | TBD | FLOOD PLAIN | No |
| Bedroom | 12' x 10' | U | C | SANITARY | Septic | WATER | Well |
| Bathroom | Full | U | CT | GARAGE | 2.5-Attached | BASEMENT | Mech only |
| Bathroom | Full | U | CT | FIREPLACE | Yes | WATER SOFTENER | Owned |
| Bathroom | Half | M | CT | SCHOOLS | Oakfield | | |

INCLUSIONS: Oven/range, refrigerator, dishwasher, dryer, disposal, microwave

EXCLUSIONS: Seller's personal property

Information provided on this sheet is believed to be true, but not guaranteed and is subject to change or correction.

Lister: Randy Martin

Phone: 979-2495

Ad # 772