



**W971 South Shore Lane
St. Cloud, WI**

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**W971 South Shore Ln.
St. Cloud, WI
\$ 335,000**



Exceptional lake home bordering a private countryside setting nestled on the southern shoreline of Wolf Lake, ideal for swimming, waterfront recreation, and fishing. This rare .38 acre double lake lot offering features 120 ft of desirable shade tree frontage, panoramic waterfront views, and a pridefully maintained walk-out ranch with generous 2,420 sqft floorplan. Main floor interior features double bow window lakeside living room, granite breakfast counter central kitchen with full appliance package, super-sized bay window dining room, and French doors to western exposure sun room. Walk out lower level features finished family room with 3rd fireplace, 3rd full bathroom, and wonderful storage area. Offers main floor laundry room, attached 3 1/2 car insulated workshop garage, detached 2 1/2 car insulated garage, maintenance free decking/railings, and shoreline storage building. Notable recent improvements throughout, including updated heating, cooling, plumbing, and sanitary system. 75 acre Wolf Lake provides 47 foot water depths, walk-in sandy east shore beach, and nature lover's west shore conservancy area. A one of a kind offering with a remarkably maintained lake home, sprawling 5 car garaging, wonderful summer time festivities, and a vacation like lifestyle throughout the year!

DIRECTIONS: Hwy 151 north to Cty WH, east to South Shore Ln., west to address

MUNICIPALITY: Town of Marshfield
COUNTY: Fond du Lac

STYLE:	Walk-out Ranch	EXTERIOR:	Brick / Vinyl	SANITARY:	(2) holding tanks
YEAR BUILT:	1950	GARAGE #1:	3½ car attached	WATER:	Private well
FRONTAGE:	120 ft.	GARAGE #2:	2½ car detached	INTERNET:	Available
ACREAGE:	.38 acres	FIREPLACE:	(3) Fireplaces	TV:	Available
SQ.FT:	1,758 <above grade>	HEAT TYPE:	Forced Air	SCHOOLS:	New Holstein
SQ.FT:	662 <below grade>	FUEL SOURCE:	Natural Gas	100 YR. FLOOD PLAIN:	Unknown
TOTAL SQ.FT:	2,420	AIR CONDITIONING:	Central Air	TAXES:	\$5,262.72 (2018)

ROOMS	SIZE	LEVEL	BATHROOMS	LEVEL	BEDROOMS	LEVEL
Foyer	5'5 x 14'10	M	Full	M	17'4 x 9'2	M
Sunroom	24'9 x 6'9	M	Full	M	12'8 x 9'11	M
Dining Room	20'7 x 13'4	M	Full	L	10' x 9'1	M
Kitchen	14'0 x 12'8	M				
Living Room	19'5 x 12'8	M				
Family Room	26'9 x 11'8	L				
Laundry Room	7'4 x 11'8	M				

INCLUSIONS: Refrigerator, range, microwave, basement electric fireplace, water softener and filtration systems, built-in basement shelving, basement WAVE dehumidifier, backup generator, SunSetter remote awning, gazebo without cover, lake water pump, picnic tables and patio furniture, aluminum dock, storage shed

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

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Special Notes

- Concrete shoreline sea wall
- Ideal water depths for swimming and recreation. Approximately 5 feet at end of dock, and short swim to walk-in sandy beach
- Lakeside storage shed perfect for life preservers, gas tanks, and fishing tackle
- (2) stairwells to basement
- 3½ car attached insulated workshop garage with overhead door opener
- 2½ car detached insulated garage with overhead door openers
- (2) 2,000 gallon holding tanks (2014)
- Updated copper water and PVC sanitary plumbing lines
- Water heater (2015)
- Water softener and water filtration system (2015)
- (2) Maytag furnaces (2014)
- (2) Maytag central air units (2014)
- Aprilaire (2016)
- WAVE basement ventilation system (2016)
- Living room and family room carpeting (2017)
- 10,000 horse backing generator (never used)
- Remote SunSetter awning - extends over deck
- Maintenance-free exterior decking and railings
- Included deck and patio furniture, picnic tables, aluminum pontoon paddle boat and aluminum dock
- No wake lake rule in effect daily 5pm to 10am and is extended until 7pm on Wednesdays and Fridays