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PRICE: \$ 269,900

ADDRESS: 1485 Mistral Ln.

**MODERN ACCENTS**

Exceptionally designed split bedroom new construction ranch on the northeast edge of city near bypass, shopping and Lake Winnebago. Open concept floorplan with cathedral ceilings, center island kitchen with pantry closet, and laundry room with storage lockers. Beautiful stonework, quartz counters and egress lower stubbed for bath!



Directions: Hwy 151 north to Golf Course Dr., east to Boreas Dr., south to Aeolus Way, south to Zephyrus Dr., south to Mistral Ln. to address	Municipality: <b>City of Fond du Lac</b>
	County: <b>Fond du Lac</b>

Style: <b>Ranch</b>	Exterior: <b>Stone / Vinyl</b>	Sanitary: <b>Municipal Sewer</b>
Year Built: <b>New Construction</b>	Garage: <b>3 Car Attached</b>	Water: <b>Municipal Water</b>
Lot Size: <b>.32 Acres</b>	Basement: <b>Full - Egress</b>	Taxes: <b>TBD</b>
SQ. FT.: <b>1,645</b> <Above Grade>	Heat Type: <b>Forced Air Gas</b>	Schools: <b>Fond du Lac</b>
SQ. FT.: <b>0</b> <Below Grade>	Air Cond: <b>Central Air</b>	100 YR Flood Plain: <b>No</b>
Total SQ. FT.: <b>1,645</b>	Fireplace: <b>Gas</b>	Builder: <b>Sachse Construction</b>

Rooms	Size	Level	Bathrooms	Level	Bedrooms	Level
Foyer	4'11 x 7'10	M	Full	M	14' x 13'8	M
Great Room	19'10 x 15'5	M	Full (Master)	M	12'1 x 11'	M
Kitchen	18' x 17'2	M	Stubbed (Full)	L	12'1 x 10'10	M
Laundry	10'3 x 5'6	M				

Inclusions: **Stainless dishwasher, microwave, concrete driveway and front walk, final grade and seed, garbage disposal, master closet organizers, bathroom mirrors, toilet paper and towel holders**

Exclusions: **Seller's personal property, water softener, patio / deck**

Notes: **• See listing agent for copy of blueprints and restrictive covenants**  
**• Estimated completion date is January 15, 2020**  
**See Reverse for Floorplan**

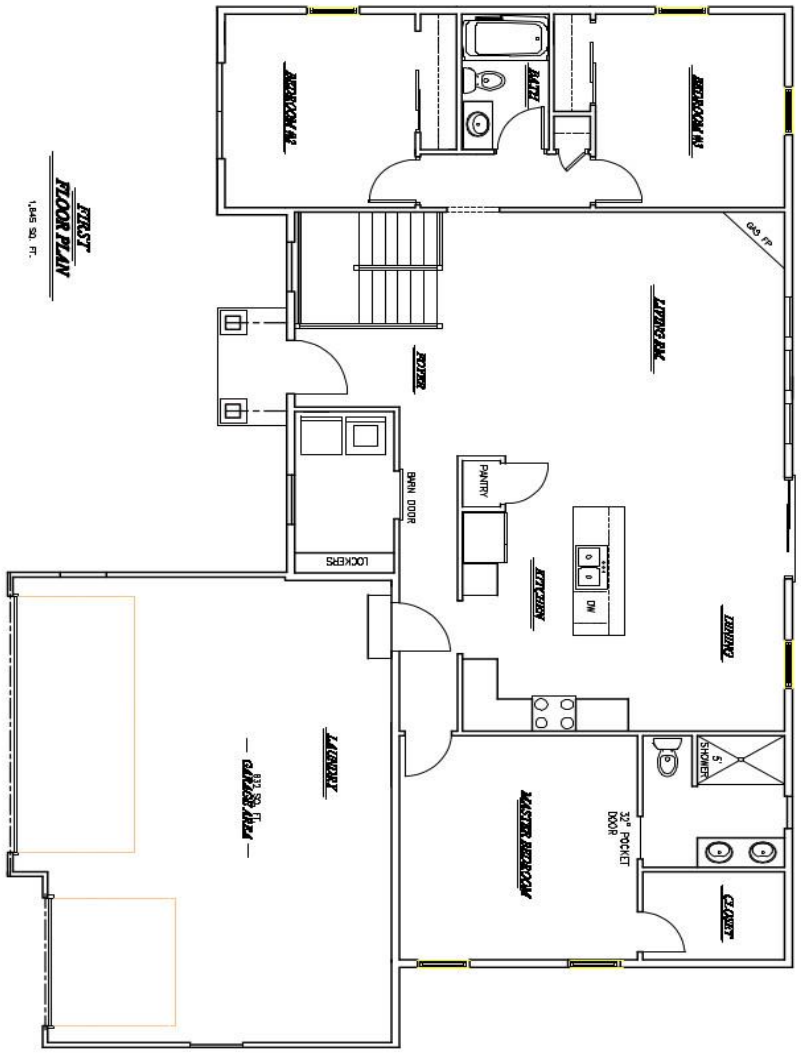
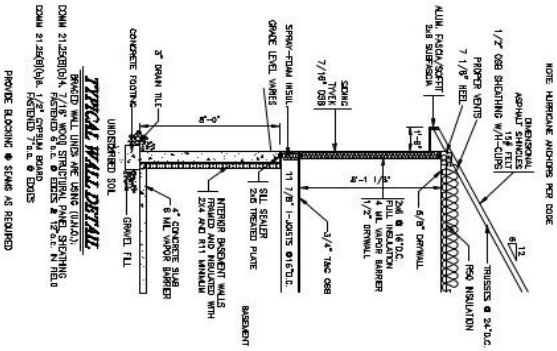
Offered By: <b>Steve Klapperich</b>	Phone: <b>920-960-6173</b>	MLS # <b>50211036</b>
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In our opinion the information on this sheet is true, but not guaranteed, and is subject to change or correction at any time.

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# 1485 Mistral Ln. Floorplan



**SACHSE CONSTRUCTION**  
 (920)298-2584

PLAN NAME	THE ALEXAN
DATE	6-4-18
DRAWN BY MS	DKR
LAST UPDATE	6-5-19
1485 MISTRAL LN	