

R 50074442 Active

4863 CANVASBACK CR City of Appleton, WI 54913

List: \$349,900



Firm: 2694 Off: 0 Agt: 109059



**Finished Bedrooms** 4    **Finished Full Baths:** 2    **Finished Half Baths:** 1  
**MLS Area:** 204 / FV- Appleton (N of Fox River)  
**Style/Building Type:** 2 Story  
**County:** Outagamie  
**Subdivision:** Nesting Meadows  
**City (Mailing):** APPLETON  
**School District:** Appleton Area  
**Net Taxes\*/Tax Yr:** \$TBD / 12  
**Prop. Tax ID:** 311730116  
**Plat Sect. #:**  
**Age:** 0-5 YEARS - NOT PREV. LIVED IN  
**Garage #1:** Attached / 3 or 3.5 Cars / 32X24  
**Garage #2:** None / /  
**Walk-out:** No

**1st Fl. M-Bed:** Yes  
**Bath off M-Bed:** Yes  
**Split Bedroom :** Yes  
**Frm Dining Rm:** No  
**1st Fl Laundry:** Yes  
**2nd Fl Laundry:** No  
**Fireplace:** Yes  
  
**Central Air:** Yes  
**Home Warranty:** No  
**Restr. Covenant:** Yes  
**Flood Plain:** Unknown  
**HOA YN/Fee/Type:** Yes / \$0 /

Description	Data	Source of Data	Description	Data	Source of Data	Prop. Sub-Type
Apx. TFA SF (Pre 2007):			Lot, Ftg/SF (Pre 2007):			Waterfront: No
Est. Fin. Above Grade SqFt:	2499	Blueprint	Water Frontage:			New Const: Yes
Est. Fin. Below Grade SqFt:	0	Blueprint	Est. Acreage:			Farm: No
Est. Total Abv/BlwGrade:	2499	Blueprint	Est. Lot Size:	66 X 130	Plat Map/Survey	Condominium: No
Est. Tot. SqFt. Lot:			Lot Info.:			Zero Lot Line: No
						Propsd Condo Dev: No

**Body of Water:**  
**Body of Water Type:**  
**Est. Water Frontage:**  
**Src. of Frontage Data:**  
**Builder Name:**  
**New Const. Compl:** Yes  
**Est. Compl. Date:**

**Condo Docs:**  
**Assc./Condo Fees:**  
**Developer Name:**  
**Condo Name:**  
**Condo Start Date:**  
**Condo Compl Date:**  
**# Units in Condo Dev:**

**Ad Code:**  
**\$ Zero Lot Line Man/Maint. Doc:**  
**Zero Lot Line Type:**  
**Elem. School:**  
**Middle School:**  
**High School:**

	DIM	LVL		DIM	LVL	RM TYPE		DIM	LVL
Living Rm	17X17	Main	Other Rm 1	12X12	Main	Den / Office	MBR 1	16X14	Main
Great Rm			Other Rm 2	09X06	Main	Mud Room	Bdrm 2	13X11	Upper
Family Rm			Other Rm 3	17X06	Main	Foyer / Vestibule	Bdrm 3	13X11	Upper
Dining Rm - Frml			Other Rm 4	15X12	Upper	Other	Bdrm 4	11X11	Upper
Kitchen	13X13	Main					Bdrm 5		
Dining Area	13X10	Main	Bath 1	Full	Main		Bath 2	Full	Upper
Laund/Utly Rm	08X07	Main	Bath 3	Half	Main		Bath 4		

**Directions:** Take French Rd north and turn left on Ashbury just before JJ then immediate right onto Canvasback and immediate left to house on right.  
**Remarks:** Most amazing views in all of North Appleton! 18ft ceiling with windows to the pond. Hurry to see and don't miss this great opportunity to live everyday like you're on vacation. Basement was poured with 9ft ceilings and architect designed plans for family room, 5th bedroom and full bath. The islands on the pond are lighted at night. Beautiful!

**FEATURES**

**Exterior Finish:** Stone, Vinyl  
**Water Heater:** Gas  
**Heat Fuel Type:** Gas  
**Heat / Cooling:** Forced Air, Central A/C  
**Gar. Ext./Misc:** Door Opener, Electric, Basement Access, Keyless Entry, Stone, Vinyl  
**Bsm/Lwr. Lvl:** Full, Stubbed For Bathroom, Unfinished  
**Foundation:** Poured  
**Driveway:** Concrete  
**Misc. Exterior Incl:** Patio  
**Misc. Interior Incl:** Sump Pump, Smoke Alarm, Icemaker Plumbing, Lockers  
**Appliances Incl:** Oven/Range-Gas, Refrigerator, Dishwasher, Disposal, Range Hood  
**Floor Treatment:** Wood, Carpet, Tile  
**Streets:** Public, Paved  
**Licensee Inter.:** Yes

**Water:** Public  
**Waste:** Sewer  
**Seller Financing:** None  
**Zoning:** Residential  
**Lot Desc:** Open, Level  
**Fireplaces:** Gas Log Fireplace, Fireplace Fan  
**Outbuildings:** None  
**Gas / Electric:** Circuit Breaker  
**Other Water:**  
**Architecture:** Other

**Condo. Building:**  
**Condo Living Space:**  
**Condo. Unit Lvl:**  
**Condo. Misc:**



Listed By: **Prepared by: Jacqui Konkle**  
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The information contained herein is provided for general information purposes only and if material to the user should be verified by the user or by a qualified expert.  
 \*Taxes may not include Special Assessments or additional Municipal fees. CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, land, building or room dimensions, if material. Below-grade areas may not meet building code housing requirements. Equal housing opportunity listing.