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NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



**W4883 Birchwood Drive
Shawano, WI 54166**

L-8165: SHAWANO LAKE HOME ON THE NORTH SHORE WITH 100' +/- OF LEVEL SANDY FRONTAGE. Beautifully custom-built, this 2,800± sq ft home boasts 4 bedrooms and 3 bathrooms, including a master suite with a jacuzzi. Large windows provide stunning lake views, while the sunroom offers a tranquil space to relax. Situated on a 0.39-acre lot in a quiet cul-de-sac, the property includes a spacious 2.5-car garage. Ideal for year-round recreation, enjoy activities like boating, snowmobiling, and fishing. Conveniently located just a 40-minute drive from Lambeau Field, this home offers the perfect blend of luxury and outdoor living.

\$850,000.00

Main Level		Upper Level			Taxes (2023): \$ 8,274.98
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 0.39+/- Acres
Laundry: 8' x 11'		Bedroom 1: 12' x 15'		<input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> 220 Outlet	Tax Parcel # 044-45320070
Living Room: 14' x 26'		Bedroom 2: 12' x 15'		<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection	
Kitchen/Dining: 11' x 27'		Bedroom 3:		<input type="checkbox"/> Exhaust Fan <input checked="" type="checkbox"/> Range/Oven	School District: Shawano
Sun Room: 19'6 x 13'6		Bedroom 4:		<input checked="" type="checkbox"/> Range Hood <input checked="" type="checkbox"/> Refrigerator	Zoning: Residential
Enclosed Porch:		Bedroom 5:			Flood Plain:
Jacuzzi Room: 13'6 x 13'		Bath 1:		Central Air	Township: Washington
Office: 13' x 13'		<input type="checkbox"/> Full <input type="checkbox"/> Half		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County: Shawano
Bedroom 1: 16' x 17'				Heating: Forced Air	Sanitary District:
Bedroom 2: 10' x 14'		Basement:		Water Heater:	Septic:
Bedroom 3:		<input type="checkbox"/> Full <input type="checkbox"/> Partial		<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bath 1:		<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Crawl Space		Electric Service: 100 AMP	<input checked="" type="checkbox"/> Natural Gas
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half					<input type="checkbox"/> LP Gas
Bath 2:		Exterior:		Garage: <u>2</u> Car(s)	Municipal:
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		Roof: Asphalt		Size: 36' x 24'	<input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water
Bath 3:		Exterior Walls: Vinyl		<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	Well:
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half				Automatic Door Openers: <u>Yes</u>	<input type="checkbox"/> Drilled <input type="checkbox"/> Point
SALE PRICE:				DATE OF SALE:	

Please Note: All information is approximate and based on owner's representations.



East St

West Birchwood Dr

Shawano Lake Access

Shawano Access

3a