

WI Toll Free No. 1-800-472-0290

Office Phone: 715-754-5221

Fax: 715-754-1321

NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950


**W7553 Belle Plaine Ave
Shawano, WI 54166**

L-8198: Offered for the first time in generations, this beautifully maintained brick home has been owned by the same family since 1901 and thoughtfully updated while preserving its timeless character. Situated on 2 acres, the residence offers 6 bedrooms and 4 full bathrooms with generously sized rooms throughout, providing exceptional space and comfort. The home features dual heating zones and two water heaters for efficient functionality, blending modern conveniences with enduring charm. Outdoor amenities include a 3+ car detached garage, raised garden beds, and an inviting 6-person hot tub—perfect for relaxing or entertaining. A rare opportunity to own a property that combines historic appeal, modern updates, and expansive grounds.

\$485,000.00

Main Level		Upper Level			Taxes (2025): \$3,327.66
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 2+/- Acres
Laundry: 10'6 x 9'6		Bedroom 1: 21' x 13'		<input type="checkbox"/> Disposal <input checked="" type="checkbox"/> 220 Outlet	Tax Parcel # 132400000
Living Room: 21' x 15'		Bedroom 2: 18' x 13'		<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection	
Kitchen: 15' x 20'		Bedroom 3: 14' x 14'		<input checked="" type="checkbox"/> Exhaust Fan <input checked="" type="checkbox"/> Range/Oven	School District: Shawano
Dining Room: 16' x 12'		Bedroom 4: 10'6 x 15'6		<input checked="" type="checkbox"/> Range Hood <input checked="" type="checkbox"/> Refrigerator	Zoning: Residential
Parlor/ Office: 18' x 14'		Bedroom 5/Storage: 20' x 9'6			Flood Plain:
Pantry: 17' x 7'		Bath 1: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		Central Air	Township: Belle Plaine
Office:				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County: Shawano
Bedroom 1: 21' x 12'		Bath 2: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		Heating: Forced Air	Sanitary District:
Bedroom 2: 14' x 11'6		Basement: <input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Crawl Space		Water Heater:	Septic:
Bedroom 3:				<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bath 1: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		Exterior: Roof: Asphalt Exterior Walls: Brick		Electric Service: 200 AMP (x2)	<input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> LP Gas
Bath 2: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Half				Garage: <u>3+</u> Car(s)	Municipal:
Bath 3: <input type="checkbox"/> Full <input type="checkbox"/> Half				Size: 39'6 x 28 <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached Automatic Door Openers: <u>Yes</u>	<input type="checkbox"/> Sewer <input type="checkbox"/> Water
					Well: <input checked="" type="checkbox"/> Drilled <input type="checkbox"/> Point

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

