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# NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



**1017 S. Lincoln Street  
Shawano, WI 54166**

L-8199: Welcome home to this charming 3-bed, 1-bath house. Situated in a convenient location close to schools, parks, and everyday amenities, this home offers comfort, functionality, and classic appeal. Step inside to find a bright and inviting living space filled with natural light. The kitchen features beautiful oak cabinetry and a functional layout perfect for daily living and entertaining. Adjacent living areas create a comfortable flow throughout the main level. With three well-sized bedrooms and 1 full bath there's room for everyone. Outside, you'll appreciate the manageable double lot, mature trees, and detached garage providing additional storage and parking. Whether you're looking for your first home, downsizing, or adding to your investment portfolio, this property is full of opportunity.

**\$195,000.00**

Main Level		Upper Level			Taxes (2025): \$1,205.69
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage:
Laundry/Entry:		Bedroom 1:		<input type="checkbox"/> Disposal <input checked="" type="checkbox"/> 220 Outlet	Tax Parcel # 550500680
Living Room: 17'x 11'6"		Bedroom 2:		<input type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection	
Kitchen: 15'3" x 9'3"		Bedroom 3:		<input checked="" type="checkbox"/> Exhaust Fan <input checked="" type="checkbox"/> Range/Oven	School District: Shawano
Dining Room:		Bedroom 4:		<input checked="" type="checkbox"/> Range Hood <input checked="" type="checkbox"/> Refrigerator	Zoning: Residential
Enclosed Porch:		Bedroom 5:			Flood Plain:
Pantry:		Bath 1:		Central Air	Township: City of Shawano
Office:		<input type="checkbox"/> Full <input type="checkbox"/> Half		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County: Shawano
Bedroom 1: 12' x 10'				Heating: Forced Air	Sanitary District:
Bedroom 2: 11'6" x 9'3"		Basement:		Water Heater:	Septic:
Bedroom 3: 12'3" x 8'5"		<input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial		<input type="checkbox"/> Gas <input checked="" 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>1</u> Car(s)	Municipal:
<input type="checkbox"/> Full <input type="checkbox"/> Half		Roof: Asphalt		Size: 14'6" x 7'6"	<input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water
Bath 3:		Exterior Walls: Vinyl		<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	Well:
<input type="checkbox"/> Full <input type="checkbox"/> Half				Automatic Door Openers: <u>Yes</u>	<input type="checkbox"/> Drilled <input type="checkbox"/> Point
<b>SALE PRICE:</b>				<b>DATE OF SALE:</b>	

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



South Lincoln Street