

1013 N LINWOOD AVENUE, APPLETON, WI 54914

WIZARDS OF REAL ESTATE | PRESENTED BY STEVEN M. VERTZ (920-209-1079)

MLS Description: Rare Appleton bungalow w/1,500 sq ft of total finished living space (832 sq ft main & 528 sq ft upper)! Massive 884 sq ft detached garage featuring "The Barage"—a heated 25x14 party hub with 10' ceilings, finished bar, & pellet stove (future owner could convert total area into a 4+ car garage), plus an attached 19x10 screened porch with a wood stove. Enjoy convenient main-floor living with a bedroom & full bath featuring a walk-in shower & jetted tub. Upstairs hosts a spacious 17x16 bedroom, 11x5 hall & 11x6 flex nook. The lower level features a finished 13x10 bonus room & utility laundry space. Outstanding updates: 200-AMP panel, 2012 furnace (new 2025 heat exchanger), & central A/C (2023 motor)! Offers reviewed on 8/4/2026.

PROPERTY SPECIFICATIONS		EXACT ROOM DIMENSIONS	
Property Type:	1.5 Story Bungalow	Living/Great Room (Main):	17'10" x 11'10"
Year Built Est:	1947 (Assessor)	Kitchen (Main):	12'3" x 10'1"
Main Level Living Area:	832 sq ft	Dining Area (Main):	13'4" x 9'4"
Upper Level Living Area:	528 sq ft	Main Bedroom (Main):	12'2" x 11'5"
Total Above Grade SQFT:	1,360 sq ft	Full Bathroom (Main):	13'4" x 9'4" (Jetted Tub/Shower)
Finished Below Grade:	140 sq ft (Bonus Room)	Upper Bedroom (Upper):	17'2" x 16'3"
Total Finished Living Space:	1,500 sq ft	Upper Hall (Upper):	11'1" x 5'2"
Lot Dimensions:	55 x 110 (0.14 Acres)	Flex Nook (Upper):	11'1" x 6'11" (Toy Room)
Detached Garage Footprint:	884 sq ft (2 Car+ Detached)	Bonus Room (Basement):	13'8" x 10'2"
		The Barage (Heated Hub):	25'4" x 14'3" (10' Ceilings)
		Screened Porch:	19'0" x 9'11" (Wood Stove)

UPGRADES & HISTORICAL TIMELINE		INCLUSIONS & EXCLUSIONS
Gas Furnace	2012 (New Heat Exchanger in 2025)	Inclusions: Kitchen Oven/Range, Built-In Dishwasher, Basement Washer, Basement Dryer, Garage Pellet Stove, Garage Refrigerator, Screened Porch Wood Stove, Garage Built-In Shelving, Backyard Garden Beds, and Negotiable Garage Decorations/Signs. Exclusions: Seller's Personal Property, Backyard Chicken Coop, Snap-On Tool Bench in Garage, Kitchen Refrigerator (not working), and Basement Freezers.
Central A/C	2013 (New Motor Replaced in 2023)	
Electrical Panel	Upgraded to 200-AMP Service (2005)	
Water Heater	Electric Water Heater Installed 2004	
Garage Built	Custom Garage with "The Barage" (2005)	
Vinyl Siding	Siding is in Good Shape (2005)	
Roof	House & Garage Roof (approx. 2007)	
Remodels	Kitchen (2004) Full Bath (2003)	

⚠️ **CRITICAL CONTRACT PROVISION: Seller is purchasing a replacement property. All written offers must contain the following language under Special Provisions:**
"Offers to be contingent upon a successful closing on N8303 County Rd Pp, Brillion, WI 54110."

Information provided for general information only, if material should be verified by Buyers. Buyer should verify any and all room and lot dimensions if material. Equal Housing Opportunity Listing.