



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

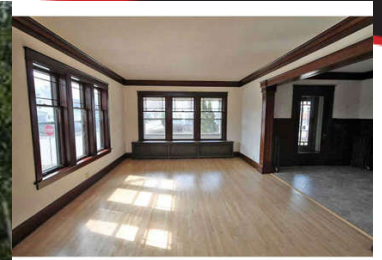
Green Lake  
920-294-0121



www.adashunjones.com



Kevin Jones  
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kevin@adashunjones.com



Est. Monthly Payment  
(Based on 10% down payment)  
15 yr. mortgage: \$1,445.15  
20 yr. mortgage: \$1,195.14  
30 yr. mortgage: \$957.18

55 S PARK AVE FOND DU LAC WI 54935

\$209,900      MLS# 50159532

Character bounds this 3200 sq ft + 5 bdrm 2 ba colonial charmer! Highlights include completely refinished HW floors throughout, new kitchen w/oak cabinets, solid stone counter tops, appliance package, great work space & pantry. Soaring ceilings & natural light, lg LR, dining areas, foyer & big bdrms suit your entertaining & day to day needs. All 5 bdrms on one floor, Master Suite w/walk-in closet.

### FEATURES

|                         |                        |
|-------------------------|------------------------|
| County                  | Fond du Lac            |
| Muni.                   | City of Fond du Lac    |
| Acreage                 | 0.22                   |
| Source of Acreage Info  | Assessor/Public Record |
| Lot Size                | 66x148                 |
| Source of Lot Size Info | Assessor/Public Record |
| Zoning                  | Residential            |
| Taxes (2017)            | 4,954                  |
| Total Sq. Ft.           | 3,208                  |
| Above Grade Sq. Ft.     | 3,208                  |
| Age/Year Built          | 1916                   |
| Exterior Finish         | Stucco                 |
| Style                   | 2 Story                |
| School Dist.            | Fond du Lac            |
| Elementary School       | Chegwin                |
| Middle School           | Sabish                 |
| High School             | Fond du Lac            |

### AMENITIES

|                 |   |
|-----------------|---|
| Type.           | Residential                             |
| Heating/Cooling | Central A/C, Other-See Remarks, Radiant |
| Waste           | Municipal Sewer                         |
| Water           | Municipal Public Water                  |
| Basement        | Other-See Remarks, Stone                |
| Garage Style    | Attached                                |
| Garage Spaces   | 2.5 Car (min width 24`)                 |
| Garage Total    | 2                                       |

### INCLUSIONS / EXCLUSIONS

Inclusions: None  
Exclusions: Seller's Personal Property

### DIRECTIONS

From Johnson Street, South on Park Avenue to Address

### ROOM SIZES

|                              |                                 |
|------------------------------|---------------------------------|
| Room, Dimensions, Level      | Room, Dimensions, Level         |
| Master Bedroom, 17X14, Upper | Kitchen, 18X12, Main            |
| Bedroom 2, 13X12, Upper      | Formal Dining Room, 20X14, Main |
| Bedroom 3, 14X10, Upper      | Living Room, 20X14, Main        |
| Bedroom 4, 17X14, Upper      | Den/Office, 15X14, Main         |
| Bedroom 5, 12X10, Upper      | Foyer, 20X10, Main              |
| Family Room, 14X13, Main     |                                 |



In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

