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**606 INDIANA AVE NORTH FOND DU LAC WI 54937-1344**

**\$89,900      MLS# 50172892**

Cute 2 bedroom ranch with lots of new windows, a new bathroom, finished room in the basement, and this pretty house sits on a extra large lot with a 2.5 car garage. Newer landscaping and concrete. This house has lots of good stuff, but still has things that you could put your personal touch on...

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>Village of North Fond du Lac</b>
Acreage	<b>0.22</b>
Source of Acreage Info	<b>Assessor/Public Record</b>
Lot Size	<b>75x130</b>
Source of Lot Size Info	<b>Assessor/Public Record</b>
Zoning	<b>Residential</b>
Taxes (2016)	<b>1,372</b>
Total Sq. Ft.	<b>800</b>
Above Grade Sq. Ft.	<b>800</b>
Age/Year Built	<b>1935</b>
Exterior Finish	<b>Other-See Remarks</b>
Style	<b>1 Story</b>
School Dist.	<b>North Fond du Lac</b>

**ROOM SIZES**

<b>Room, Dimensions, Level</b>	<b>Room, Dimensions, Level</b>
Master Bedroom, 10x9, Main	Formal Dining Room, 8x8, Main
Bedroom 2, 13x8, Main	Living Room, 16x11, Main
Kitchen, 13x9, Main	

**AMENITIES**

Type.	<b>Residential</b>
Heating/Cooling	<b>Forced Air, Window A/C</b>
Waste	<b>Municipal Sewer</b>
Water	<b>Municipal Public Water</b>
Basement	<b>Block</b>
Garage Style	<b>Detached</b>
Garage Spaces	<b>2.5 Car (min width 24`)</b>
Garage Total	<b>2</b>

**INCLUSIONS / EXCLUSIONS**

Inclusions: Washer, Dryer, Stove, Refrigerator, Dishwasher, Window Air Conditioner, Window Treatments Except Kitchen Curtains, Home Warranty  
Exclusions: All Seller's Personal Property, Whiskey Barrels On South Side of House, Kitchen Curtains

**DIRECTIONS**

Winnebago East to Indiana Ave to address



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

