



Fond du Lac  
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Fox Valley  
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Green Lake  
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### W3955 EMPIRE LN FOND DU LAC WI 54937

**\$264,900      MLS# 50175988**

Rare Opportunity!! Country ranch on 3 acres with 3 separate parcels. Keep all of the lots, or sell them to make some instant cash! Attached 8 or 9 car garage with 17 ft ceilings and 1 extra large overhead door. Desirable country subdivision location, ranch home with all the finishing started in the lower level (finished drywall/ceilings/doors). Split design main level, walk-in closets in all bedrooms, main flr laundry, deck with gazebo, newer roof, maintenance free exterior, big "U" shaped driveway, and all appliances included!

#### FEATURES

County  
Muni.  
Acreage  
Source of Acreage Info  
Zoning  
Taxes (2017)  
Total Sq. Ft.  
Above Grade Sq. Ft.  
Below Grade Sq. Ft.  
Age/Year Built  
Exterior Finish  
Style  
School Dist.

**Fond du Lac  
Town of Empire  
3.04  
Plat Map/Survey  
Residential  
2,967  
1,812  
1,750  
62  
1991  
Brick, Vinyl  
1 Story  
Fond du Lac**

#### ROOM SIZES

**Room, Dimensions, Level**  
Master Bedroom, 12x14, Main  
Bedroom 2, 13x11, Main  
Bedroom 3, 12x12, Main  
Family Room, 33x10, Lower  
Laundry Room, 9x9, Main  
Kitchen, 18x10, Main

**Room, Dimensions, Level**  
Formal Dining Room, 13x9, Main  
Living Room, 13x20, Main  
Rec Room, ,  
Bedroom, ,  
Other, ,

#### AMENITIES

Type. **Residential**  
Heating/Cooling **Central A/C, Forced Air, Wall Furnace**  
Waste **Conventional Septic**  
Water **Private Well**  
Basement **Poured Concrete**  
Garage Style **Attached**  
Garage Spaces **3 or 3.5 Cars**  
Garage Total **3**

#### INCLUSIONS / EXCLUSIONS

Inclusions: Refrigerator, Stove, Dishwasher (Doesn't work right), Washer, Dryer, 1 Remote for Garage Door Opener, 1 Recycle Bin, Window Treatments  
Exclusions: Seller's Personal Property, Freezer in Basement

#### DIRECTIONS

Hwy 45 South to Cty H, left on Cty H to Kings Ct, right to Empire Ln, right 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.

