



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



www.adashunjones.com



Jan Krug  
Cell: (920) 979-6907  
jan@adashunjones.com

Est. Monthly Payment  
(Based on 10% down payment)  
15 yr. mortgage: \$1,273.03  
20 yr. mortgage: \$1,052.79  
30 yr. mortgage: \$843.18



126 MARTIN PL FOND DU LAC WI 54935-6203

\$184,900      MLS# 50177387

A real standout, view today before it is too late! Over 2200 Sq Ft of living space highlights this stylish home. Offering a 1/3 acre lot w/ perennials & fruit trees; plus it's located on a low traffic Cul-de-Sac. This unique floor plan offers 4 BEDROOMS & 3 FULL BATHS! There's room for everyone around a large dining table, note that the Kitchen & Dining measurements are combined. All the rooms are generously sized & some have vaulted ceilings. Family room features a fireplace w/ stunning stone facade. A list of update makes it a wise choice for the savvy buyer!

### FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.36
Source of Acreage Info	Assessor/Public Record
Lot Size	78 x 165
Source of Lot Size Info	Assessor/Public Record
Lot Desc.	Cul-De-Sac
Zoning	Residential
Taxes (2017)	3,891
Total Sq. Ft.	2,272
Above Grade Sq. Ft.	1,408
Below Grade Sq. Ft.	864
Age/Year Built	1991
Exterior Finish	Wood/Wood Shake/Cedar
Style	Quad-Level
School Dist.	Fond du Lac
Elementary School	Pier
Middle School	Theisen
High School	Fond du Lac

### ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 14x11, Upper	Dining Room, 0x0, Main
Bedroom 2, 13x11, Upper	Kitchen, 17x13, Main
Bedroom 3, 12x11, Upper	Living Room, 19x13, Main
Bedroom 4, 15x12, Lower	Exercise Room, 16x11, Lower
Family Room, 19x14, Lower	Other - See Remarks, 11x6, Lower

### AMENITIES

Type.	Residential
Heating/Cooling	Central A/C, Forced Air
Waste	Municipal Sewer
Water	Municipal Public Water
Basement	Poured Concrete
Garage Style	Attached
Garage Spaces	2 Car
Garage Total	2
Misc. Exterior	Deck

### INCLUSIONS / EXCLUSIONS

Inclusions: Washer, Dryer, Kitchen Refrigerator, Stove & Dishwasher, Water Softener, All Window Treatments  
Exclusions: Seller's Personal Property, Landscaping Items (hooks, large rocks, bench wheel), Shelf in Dining Area, Bar & Stools in Basement, Refrigerator & Freezer in Basement

### DIRECTIONS

Pioneer Rd East to Martin Ave. North 1 block to Martin Pl left to Martin Pl left 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.

