



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



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1212 MARTIN AVE FOND DU LAC WI 54935-8340

\$231,900      MLS# 50178582

Est. Monthly Payment  
(Based on 10% down payment)  
15 yr. mortgage: \$1,596.62  
20 yr. mortgage: \$1,320.40  
30 yr. mortgage: \$1,057.50

Highly demanded open concept and split bedroom design is offered in this 2007 ranch home gem! It will feel like home from the moment you set foot inside. Nicely appointed and tasteful decor abounds. Huge master suite with great closet space and large bath. Finished lower level with rec room, entertainment area, and 3rd full bath. (egress window too!) Ample storage and a 3 car garage round out the package. Call today, tomorrow will be too late!

### FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.23
Source of Acreage Info	Assessor/Public Record
Lot Size	80x125
Source of Lot Size Info	Assessor/Public Record
Zoning	Residential
Taxes (2017)	4,417
Total Sq. Ft.	2,325
Above Grade Sq. Ft.	1,488
Below Grade Sq. Ft.	837
Age/Year Built	2007
Exterior Finish	Vinyl
Style	1 Story
School Dist.	Fond du Lac
Elementary School	Waters
Middle School	Theisen
High School	Fond du Lac

### AMENITIES

Type	Residential
Heating/Cooling	Forced Air
Waste	Municipal Sewer
Water	Municipal Public Water
Basement	Poured Concrete
Garage Style	Attached
Garage Spaces	3 or 3.5 Cars
Garage Total	3

### INCLUSIONS / EXCLUSIONS

Inclusions: All Window Treatments, Refrigerator, Stove, Dishwasher, Microwave, Small Bar Refrigerator, 3 Bar Stools & Surround Sound Speakers in Basement, Wooden Work Bench in Basement Shop, Tool Hangers on Garage Walls, Garage Door Opener & Remotes, Water Softener, Garbage & Recycle Bins  
Exclusions: Seller's Personal Property, Washer & Dryer, Shelving Units in Basement Shop, Metal Storage Cabinet & Metal Shelf Unit in Garage

### ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 16x14, Main	Dining Room, 13x9, Main
Bedroom 2, 10x10, Main	Laundry Room, 8x6, Main
Bedroom 3, 10x10, Main	Kitchen, 13x11, Main
Family Room, 36x24, Lower	Living Room, 21x13, Main

### DIRECTIONS

Main St to Pioneer, east to Martin Ave, south 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.

