



Fond du Lac  
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Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



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Est. Monthly Payment  
(Based on 10% down payment)  
15 yr. mortgage: \$722.92  
20 yr. mortgage: \$597.85  
30 yr. mortgage: \$478.82

163 ROSE AVE FOND DU LAC WI 54935

\$105,000      MLS# 50187135

Lots of great character in this well maintained 3 bed home. Wood burning fp, built in cabinets, crown molding, lg bedrooms w walk in closets, den/possible bedroom on main level. Enjoy relaxing time on the deck overlooking a nice sized fenced in yard. Don't miss this one!

### FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.16
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2017)	2,638
Total Sq. Ft.	1,638
Above Grade Sq. Ft.	1,638
Age/Year Built	1922
Exterior Finish	Vinyl
Style	1.5 Story
School Dist.	Fond du Lac

### ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 13x12, Upper	Formal Dining Room, 13x11, Main
Bedroom 2, 13x11, Upper	Living Room, 12x22, Main
Bedroom 3, 11x11, Upper	Den/Office, 10x12, Main
Kitchen, 11x12, Main	

### AMENITIES

Type	Residential
Heating/Cooling	Window A/C
Waste	Municipal Sewer
Water	Municipal Public Water
Basement	Stone
Garage Style	Detached
Garage Spaces	1 Car
Garage Total	1
Misc. Exterior	Deck, Fenced Yard

### INCLUSIONS / EXCLUSIONS

Inclusions: Stove, Refrigerator, Dishwasher, Washer, Dryer, 2 A/C Units in Upstairs Bedrooms, Playset, Window Treatments, 2 Garage Remotes (Water Softener is Rental)  
Exclusions: Chest Freezer in Basement, A/C Unit in Kitchen, Seller's Personal Property

### DIRECTIONS

Park Ave to Rose Ave, west to address- driveway entrance is on Follett St behind the house



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

