



Fond du Lac  
920-923-4433

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: \$618.96  
20 yr. mortgage: \$511.88  
30 yr. mortgage: \$409.96



269 W 12TH ST FOND DU LAC WI 54935-5570

\$89,900 MLS# 50189376

Spacious west side home with over 1,950 finished square feet! Newer windows, roof, furnace, vinyl siding, hot water heater and insulation! Fresh paint on the main and beautiful natural woodwork. 2 Full baths and plenty of room for 3 to 4 bedrooms! Yard for a king measuring 60x135 per city. 1 car garage with new paint plus shed. Open front porch. Appliances included. This home spells amazing value!! All the expensive work is done! Look for the white house with the open porch and be settled by fall! Immediate occupancy.

### FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.18
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2017)	2,312
Total Sq. Ft.	1,953
Above Grade Sq. Ft.	1,953
Age/Year Built	1907
Exterior Finish	Vinyl
Style	2 Story
School Dist.	Fond du Lac

### ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 10x11, Main	Formal Dining Room, 11x13, Main
Bedroom 2, 17x11, Upper	Living Room, 13x15, Main
Bedroom 3, 15x13, Upper	Den/Office, 12x11, Main
Kitchen, 11x11, Main	Other - See Remarks, 11x11, Upper

### AMENITIES

Type.	Residential
Heating/Cooling	Forced Air, Window A/C
Waste	Municipal Sewer
Water	Municipal Public Water
Basement	Stone
Garage Style	Detached
Garage Spaces	1 Car
Garage Total	1

### INCLUSIONS / EXCLUSIONS

Inclusions: Water Softener, 2 Refrigerators, 2 Stoves, Piano, Window Air Conditioner, Washer, Dryer, 2 Large Pieces in Basement, Shed, Table, Chairs  
Exclusions: Seller's Personal Property

### DIRECTIONS

Main Street to 12th Street West 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.

