



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: \$1,480.26  
20 yr. mortgage: \$1,224.18  
30 yr. mortgage: \$980.44

N5341 LEDGETOP DR FOND DU LAC WI 54937

\$215,000      MLS# 50193611

Imagination Meets Location! Call now or you may miss out on this 3 bedroom, 2 bath, home that's on a 1 acre lot on the ledge that has a ton of possibilities! The living room, dining Room and family room offer plenty of living space in this 1,923 sq. ft. ranch. Offering a low maintenance exterior and a new roof, a 2 car attached garage and a large 3 car detached shed! A little creativity, and time can turn this Plain Jane into your dream home!

### FEATURES

County	Fond du Lac
Muni.	Town of Empire
Acreage	0.96
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2017)	3,244
Total Sq. Ft.	1,923
Above Grade Sq. Ft.	1,923
Age/Year Built	1968
Exterior Finish	Aluminum/Steel, Stone
Style	1 Story
School Dist.	Fond du Lac
Elementary School	Lakeshore
Middle School	Theisen
High School	Fond du Lac

### ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 16x10, Main	Kitchen, 17x12, Main
Bedroom 2, 12x10, Main	Formal Dining Room, 10x10, Main
Bedroom 3, 15x11, Main	Living Room, 22x13, Main
Family Room, 18x14, Main	3 Season Rm, ,

### AMENITIES

Type.	Residential
Heating/Cooling	Central A/C, Forced Air
Waste	Conventional Septic
Water	Private Well
Basement	Poured Concrete
Garage Style	Attached
Garage Spaces	2 Car
Garage 2 Style	Detached
Garage 2 Style	3 or 3.5 Cars
Garage Total	5
Misc. Exterior	Storage Shed

### INCLUSIONS / EXCLUSIONS

Inclusions: Range, Refrigerator, Microwave, Dishwasher, Trash-Masher & Water Softener.  
Exclusions: Sellers Personal Property.

### DIRECTIONS

South on Hwy 45, Left on Overland Trail, Right on Lidgetop 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.

