



Fond du Lac
920-923-4433

Oshkosh
920-235-0095

Fox Valley
920-202-8360

Green Lake
920-294-0121



www.adashunjones.com



Kevin Jones
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Est. Monthly Payment
(Based on 10% down payment)
15 yr. mortgage: \$825.50
20 yr. mortgage: \$682.69
30 yr. mortgage: \$546.76

256 MELROSE BLVD FOND DU LAC WI 54935

\$119,900 MLS# 50196549

Listed by: Adashun Jones, Inc.

Location, Style, Charm! Rightsize your Lifestyle with this approximately 975 sq ft 1 story home with 2 car garage and fenced in yard! This 2 bedroom, 1 bath ranch has the right feel whether you're buying your first home or downsizing and not ready for an apartment or a condo. Located near parks and schools and shopping convenience this city of Fond du Lac property speaks on many levels! Unique built-ins, and natural woodwork throughout, full basement for future potential finishing or just a great workshop/storage area!

FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.15
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2018)	2,432
Total Sq. Ft.	975
Above Grade Sq. Ft.	975
Age/Year Built	1900
Exterior Finish	Aluminum/Steel, Vinyl
Style	1 Story
School Dist.	Fond du Lac

ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 10x8, Main	Formal Dining Room, 13x17, Main
Bedroom 2, 9x13, Main	Living Room, 15x11, Main
Kitchen, 13x11, Main	3 Season Rm, ,

AMENITIES

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

INCLUSIONS / EXCLUSIONS

Inclusions: Stove, Refrigerator, Dishwasher, Washer/Dryer
Exclusions: Seller's Personal Property

DIRECTIONS

North Park Ave to Melrose Blvd, East to Address.



This information, provided by seller, listing broker, and other parties, may not have been verified
In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

