



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: \$515.68  
20 yr. mortgage: \$426.47  
30 yr. mortgage: \$341.56

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

\$74,900      MLS# 50196710

Listed by: Adashun Jones, Inc.

**OPEN HOUSE CANCELLED 2/17/19**

Listed for \$40.91 a square foot makes this house a steal..better than a deal! Over 1900 square feet with potential separate upper and lower living quarters. Open front porch, hardwood floors, main floor bedroom, eat in kitchen or formal dining room. Detached garage w/fresh paint plus shed for storage. Great yard space...perfect for fido or a blooming summer garden. Figure out your house payment and realize renting stops here! 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 (2018)	2,309
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 Conditioners, Washer, Dryer, 2 Large pieces in basement, shed, table and chairs  
Exclusion: Sellers Personal Property

### DIRECTIONS

Main Street to 12th Street West 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.

