



**Fond du Lac**  
920-923-4433

**Oshkosh**  
920-235-0095

**Fox Valley**  
920-202-8360

**Green Lake**  
920-294-0121



[www.adashunjones.com](http://www.adashunjones.com)



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**298 S PARK AVE FOND DU LAC WI 54935-5164**

**\$79,900      MLS# 50189922**

**Est. Monthly Payment**  
(Based on 10% down payment)  
15 yr. mortgage: \$550.11  
20 yr. mortgage: \$454.94  
30 yr. mortgage: \$364.36

Looking for that perfect starter home? This 2 bedroom, 2 bath ranch is awaiting you! HUGE, oversized 2.5 car garage, great sized enclosed front porch, and a totally fenced in backyard. Some updates include newer roof, updated plumbing and newly painted siding.

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>City of Fond du Lac</b>
Acreage	<b>0.14</b>
Source of Acreage Info	<b>Assessor/Public Record</b>
Zoning	<b>Residential</b>
Taxes (2017)	<b>1,613</b>
Total Sq. Ft.	<b>920</b>
Above Grade Sq. Ft.	<b>858</b>
Below Grade Sq. Ft.	<b>62</b>
Age/Year Built	<b>1910</b>
Exterior Finish	<b>Aluminum/Steel</b>
Style	<b>1 Story</b>
School Dist.	<b>Fond du Lac</b>

**ROOM SIZES**

<b>Room, Dimensions, Level</b>	<b>Room, Dimensions, Level</b>
Master Bedroom, 12x13, Main	Formal Dining Room, 11x8, Main
Bedroom 2, 9x12, Main	Living Room, 15x12, Main
Kitchen, 10x10, Main	Screen Porch, ,

**AMENITIES**

Type.	<b>Residential</b>
Heating/Cooling	<b>Central A/C, Forced Air</b>
Waste	<b>Municipal Sewer</b>
Water	<b>Municipal Public Water</b>
Basement	<b>Block</b>
Garage Style	<b>Detached</b>
Garage Spaces	<b>2.5 Car (min width 24`)</b>
Garage Total	<b>2</b>

**INCLUSIONS / EXCLUSIONS**

Inclusions: Garbage/Recycling Bins, Garage Door Opener with Remotes  
Exclusions: All Appliances Negotiable, Seller's Personal Property, Water Softener is Rented

**DIRECTIONS**

South on Park 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.

