



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



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**245 N PARK AVE FOND DU LAC WI 54935**

**\$69,900      MLS# 50191850**

**Est. Monthly Payment**

(Based on 10% down payment)  
15 yr. mortgage: \$481.26  
20 yr. mortgage: \$398.00  
30 yr. mortgage: \$318.76

Great Property, Great Price! This 3 bedroom, 1 bath approx. 1,164 sq ft two-story home is neat, clean, & ready to move-in. Enjoy a great location near parks & schools, with a just right sized partially fenced yard! Additional features include a 1.5 car garage, full basement, hardwood floors, quality craftsmanship & woodwork, large closets, a short walk to Lakeside Park and Lake Winnebago!

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>City of Fond du Lac</b>
Acreage	<b>0.1</b>
Source of Acreage Info	<b>Assessor/Public Record</b>
Zoning	<b>Residential</b>
Taxes (2017)	<b>2,210</b>
Total Sq. Ft.	<b>1,164</b>
Above Grade Sq. Ft.	<b>1,164</b>
Age/Year Built	<b>1920</b>
Exterior Finish	<b>Wood/Wood Shake/Cedar</b>
Style	<b>2 Story</b>
School Dist.	<b>Fond du Lac</b>

**ROOM SIZES**

<b>Room, Dimensions, Level</b>	<b>Room, Dimensions, Level</b>
Master Bedroom, 12X11, Upper	Kitchen, 12X11, Main
Bedroom 2, 11X10, Upper	Formal Dining Room, 13X12, Main
Bedroom 3, 10X8, Upper	Living Room, 18X12, Main

**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>1.5 Car</b>
Garage Total	<b>1</b>
Misc. Exterior	<b>Deck, Patio</b>

**INCLUSIONS / EXCLUSIONS**

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

**DIRECTIONS**

E on Johnson Street, N on Park Ave 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.

