



Fond du Lac
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98 POLK ST NORTH FOND DU LAC WI 54937-1253

\$124,900

MLS# 50192623

Sparkling clean, updated and ready to move in 3 BR Cape Cod on a double lot in North Fond du Lac! This well-maintained gem includes new kitchen appliances, an oversized 2 car garage, plus a permanent storage shed. Pellet stove and toilet in the basement.

FEATURES

| | |
|------------------------|-------------------------------------|
| County | Fond du Lac |
| Muni. | Village of North Fond du Lac |
| Acreage | 0.4 |
| Source of Acreage Info | Assessor/Public Record |
| Zoning | Residential |
| Taxes (2017) | 1,868 |
| Total Sq. Ft. | 1,143 |
| Above Grade Sq. Ft. | 1,143 |
| Age/Year Built | 1920 |
| Exterior Finish | Aluminum/Steel |
| Style | 1.5 Story |
| School Dist. | North Fond du Lac |

ROOM SIZES

| Room, Dimensions, Level | Room, Dimensions, Level |
|----------------------------|---------------------------------|
| Master Bedroom, 9x9, Upper | Kitchen, 14x10, Main |
| Bedroom 2, 9x9, Upper | Formal Dining Room, 12x10, Main |
| Bedroom 3, 9x9, Upper | Living Room, 18x12, Main |

AMENITIES

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

INCLUSIONS / EXCLUSIONS

Inclusions: range, refrigerator, washer, dryer, microwave, basement fridge, couch in basement, pellet stove, TV/VCR in basement, shelving unit & 2 work benches.
Exclusions: Other Personal Property; 5 piece dining set can be purchased for \$300

DIRECTIONS

Prospect Ave, E onto Garfield Street, N onto Minnesota, E onto Polk Street 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.

