



**ADDRESS: 198 5th Street,
 Fond du Lac, WI 54935**

PRICE: \$79,500

NEVER Judge A Home By It's Outside Cover! Exceptionally gorgeous inside, formal dining room and reach-thru kitchen! Main floor bedroom, office space with laminated hardwood floors upstairs. Blacktop drive and central air with a storage shed. Don't snooze on this one!



Directions: North on Hickory Street to address **To Show:** ELB
District: 404 **City of Fond du Lac** **County:** Fond du Lac

| ROOM | SIZE | LEVEL | FLR | STYLE | 1.5 Story | APPROX. SQ. FT. | 1220 |
|-------------|----------------|-------|--------|-------------------|--------------------------------------|------------------------|------------|
| Living Room | 12'11" x 11'7" | M | C | EXTERIOR | Slate | | |
| Kitchen | 17'5" x 7' | M | T | YEAR BUILT | 1910 | TAXES | \$1,349.00 |
| Dining Room | 11'3" x 9'3" | M | C | LOT SIZE | 32 x 120 | BUDGET(H&E) | N/A |
| Bedroom | 10' x 10'9" | U | C | HEAT TYPE | Gas F/A | A/C | Central |
| Bedroom | 15'3" x 11'7" | M | C | OCCUPANCY | TBD | FLOOD PLAIN | TBD |
| Bedroom | 15' x 14' | U | Lam HW | SANITARY | Sewer | WATER | City |
| Bathroom | Full | U | T | GARAGE | None | BASEMENT | Full |
| Den | 13' x 11'5" | M | C | FIREPLACE | None | WATER SOFTENER | None |
| | | | | SCHOOLS | Roberts, Woodworth, Fond du Lac High | | |

INCLUSIONS: Window treatments, storage shed, garbage disposal

EXCLUSIONS: Seller's personal property

Information provided on this sheet is believed to be true, but not guaranteed and is subject to change or correction.

Lister: Dave Hesprich

Phone: 948-1187

Ad # 460