PREFERRED
PROPERTIES
OF FOND DU LAC, INC.

(920) 923-5556

Please Visit Our Website At www.ppfdl.com

Address: 121 E 1st St., Fond du Lac

Price: $90,000	**Lot Size:** 72 x 84	**Sq Ft:** 1,842
Style: 2 Story	**Age:** 1900	**Taxes:** $2,715.85 - '16
Exterior: Vinyl	**Water Heater:** (2) Gas	**Ave. Utility Cost:** $108/mo.
Schools: Chegwin/Sabish/FDL High		**Garage:** 2 Car Detached
Heat: Gas FA	**Air:** None	**Basement:** Full/0% Finished
Sanitary: Sewer	**Water:** Municipal	**Flood Plain:** No

Directions: S Park Ave. to 1st St., W to address.

LOWER UNIT
Rent: $575/mo. + electric & water

Living Room:	13'	x 16'10
Kitchen:	8'8	x 16'10
Bedroom:	11'3	x 11'5
Bedroom:	9'11	x 12'2
Bath:	Full (SOT)	

UPPER UNIT
Rent: $550/mo. + electric & water

Living Room:	12'5	x 16'8
Kitchen:	13'7	x 9'
Bedroom:	12'2	x 13'8
Bedroom:	13'3	x 9'3
Bath:	Full (SOT)	

Inclusions: (2) refrigerators, (2) stoves.
Exclusions: Tenant's personal property.

Additional Information

IDEAL OWNER OCCUPIER! Character, high ceilings, 2 car garage and convenient location close to banks, shopping and dining! Both units are 2 bedrooms. Upstairs unit has an Oak kitchen. 2 stairwells. Full basement with washer/dryer hookups. Seller looking for an offer! Take a peek! Heat is paid by owner. There are three separate electric meters, one for upper, one for lower and one house meter.

In our opinion the information shown on this sheet is true, but not guaranteed and is subject to change or correction.

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