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**Address:** 174 Griffith St., Fond du Lac, WI 54935-5534

**Price:** \$89,900

**Lot Size:** 70 x 135

**Sq. Ft:** 1250

**Style:** 1-1/2 Story

**Age:** 1835

**Taxes:** \$1,817.80 - '16

**Exterior:** Brick

**Water Heater:** Gas

**Ave. Utility Cost:** \$188/mo.

**Schools:** Riverside/Theisen/FDL High

**Garage:** 1 car detached

**Heat:** Gas FA

**Air:** None

**Basement:** Full/0% Finished

**Sanitary:** Sewer

**Water:** Municipal

**Flood Plain:** Yes (500 Year)\*

**Directions:** S. on Main St. to 9th St., W. to Morris St., S. to Griffith St., Left to address.

**Room Sizes:**

**Living Room:** 14'9 x 12'6 (main)

**MBR:** 14'4 x 13'3 (main)

**Kitchen/Dining:** 20'10 x 13'5 (main)

**Bedroom:** 21'6 x 11'6 (upper)

**Office (off MBR):** 7'8 x 9' (main)

**Bedroom:** 21'6 x 11'9 (upper)

**Bath:** Full (SOT) (main)

**Attic:** 20'7 x 13'6 (upper)

**Inclusions:** Stove, refrigerator, dishwasher, dryer, blinds.

**Exclusions:** Seller's personal property & lawn ornaments.

**Additional Information**

**ALL REMODELING HAS BEEN DONE 10 YEARS AGO!** NEW Roof! NEW Gutters! Dead End location! Updated kitchen and bath. Kitchen has a center island. Deep lot. Both upper bedrooms do not have closets. Access to basement from outside. Move in condition! Get ready to say WOW! \*No Flood Insurance is needed.

