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**Address:** 1609 Thurke Ave., North Fond du Lac, WI 54937

**Price:** \$134,900

**Lot Size:** 80 x 120

**Sq. Ft:** 1784

**Style:** Ranch

**Age:** 1974

**Taxes:** \$2,361.16 -'17

**Exterior:** Vinyl

**Water Heater:** Gas

**Ave. Utility Cost:** \$145/mo.

**Schools:** North Fond du Lac

**Garage:** 2 car detached

**Heat:** Gas FA

**Air:** Central

**Basement:** Full/part finished

**Sanitary:** Sewer

**Water:** Municipal

**Flood Plain:** No

**Directions:** Prospect Ave. to Polk St., to Thurke Ave. (Corner of Thurke & Chapleau.)



**Room Sizes:**

<b>Living Room:</b>	19'4	x	11'5	(main)	<b>Bedroom:</b>	11'5	x	9'	(main)
<b>Kitchen:</b>	11'4	x	8'11	(main)	<b>Bedroom:</b>	12'1	x	11'5	(main)
<b>Dining Area:</b>	11'5	x	10'5	(main)	<b>Bedroom:</b>	11'5	x	8'9	(main)
<b>Mud Room:</b>	7'10	x	5'6	(main)	<b>Family Rm:</b>	38'11	x	14'	(bsmt)
<b>Bath:</b>	(1) Full + (1) Half			(main)	<b>Office:</b>	10'2	x	9'4	(bsmt)

**Inclusions:** Pool table, refrigerator, stove, dishwasher, water softener, window treatments, wood burning stove.

**Exclusions:** Sellers personal property.

**Additional Information:**

**Here it is, the one you have been waiting for ...** 3 Bedroom 1.5 bath ranch located close to schools & park. Updated Windows, Newer Furnace & Central Air, New Water heater. Huge Living room with wood burning stove, Main floor laundry, Mud room, Huge rec room in the basement with Pool table and bar. Patio area and a 2 car Garage - Seller had boiler heating replaced with Forced Air a year ago so all the baseboard radiator units are no longer in use and can be removed.

*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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