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**Address:** 21 N Hickory St., Fond du Lac

**Price:** \$199,900

**Lot Size:** 66 x 103

**Sq. Ft:** 1570

**Style:** 2 Story

**Age:** 1905

**Taxes:** \$1,411.85 -'22

**Exterior:** Asbestos Shingle

**Water Heater:** Gas

**Ave. Utility Cost:** \$147/mo.

**Schools:** Evans, Sabish, FDL High

**Garage:** 2 car detached

**Heat:** Gas FA

**Air:** None

**Basement:** Full

**Sanitary:** Sewer

**Water:** Municipal

**Flood Plain:** No

**Directions:** Main St. to Division St., West to Hickory St., North to address.

#### Room Sizes:

<b>Living Room:</b>	12'8	x	12'6	(main)	<b>Bedroom:</b>	12'2	x	9'7	(main)
<b>Kitchen:</b>	15'11	x	11'7	(Main)	<b>Bedroom:</b>	11'8	x	11'10	(upper)
<b>Dining:</b>	14'4	x	11'2	(main)	<b>Bedroom:</b>	11'7	x	11'2	(upper)
<b>Family Rm:</b>	14'7	x	9'8	(upper)	<b>Bedroom:</b>	10'3	x	8'5	(upper)
<b>Bath:</b>		Full		(upper)	<b>Bedroom:</b>	10'3	x	8'11	(upper)
<b>Baths:</b>		Full		(main)					

**Inclusions:** Water softener, curtains.

**Exclusions:** Sellers personal property.

#### Additional Information:

Expect to be WOWED! Completely remodeled 5 bdrm, 2 bath home with refinished hw floors, new lighting, fresh paint, updated baths, formal dining, big living room, eat in kitchen, gas frplc, 2 car garage, fenced area ideal for garden or pet, open front porch, freshly painted exterior and a great yard. 2nd stairwell to upstairs ideal for easy access to the upstairs that can either have 3 bdrms & family room or 2 bdrms & a Master suite.

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