



**(920) 923-5556**

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**Address:** 374 Roosevelt St., Fond du Lac

**Price:** \$219,900

**Lot Size:** 50 x 128

**Sq. Ft:** 1428

**Style:** Ranch

**Age:** 1955

**Taxes:** \$2,427.30 -'22

**Exterior:** Aluminum

**Water Heater:** Electric

**Ave. Utility Cost:** \$191/mo.

**Schools:** Rosenow, Woodworth, FDL High

**Garage:** 1 car attached + carport

**Heat:** Oil FA

**Air:** Central

**Basement:** Full/finished

**Sanitary:** Sewer

**Water:** Municipal

**Flood Plain:** Removed

**Directions:** North on Park Ave. to Arndt St., East to Roosevelt, North to address.

#### Room Sizes:

<b>Living Room:</b>	17'1	x	15'6	(main)	<b>Bedroom:</b>	13'3	x	11'4	(main)
<b>Kitchen:</b>	14'11	x	10'8	(main)	<b>Bedroom:</b>	11'8	x	11'8	(main)
<b>Rec Room:</b>	13'3	x	11'9	(bsmt)	<b>Bedroom:</b>	11'11	x	8'1	(bsmt)
<b>Bath:</b>			Full	(main)	<b>Bath:</b>			Half	(bsmt)

**Inclusions:** Stove, refrigerator, dishwasher, microwave, window treatments.

**Exclusions:** Sellers personal property.

#### Additional Information:

Newer Kitchen & Baths are only a few of the things you will love! 3 bdrm ranch (one is in the bsmt w/egress window) with extra large living room, rec room in the bsmt, 1 car attached garage plus 1 car enclosed carport, fenced yard with grill & firepit, 6 yr new windows, patio w/pergola, updated plumbing & fantastic location! Bring your pets!

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