



**Address:** 262 E 9th Street, Fond du Lac

**Price:** \$119,900

**Lot Size:** 60 x 120

**Sq. Ft:** 1044

**Style:** 1 Story

**Age:** 1900

**Taxes:** \$1570.95 -'23

**Exterior:** Asbestos Shingle

**Water Heater:** Electric

**Ave. Utility Cost:** \$183/mo.

**Schools:** Waters, Theisen, FDL High

**Garage:** 2 car detached

**Heat:** Gas FA

**Air:** None

**Basement:** Full

**Sanitary:** Sewer

**Water:** Municipal

**Flood Plain:** No

**Directions:** Main St. to 9th St., East to address.

**Room Sizes:**

**Living Room:** 17' x 13'

**Bedroom:** 17' x 9'

**Kitchen:** 15' x 14'

**Bedroom:** 11 x 9'

**Dining:** 12' x 11'

**Bath:** Full

**Inclusions:** Refrigerator, stove, washer, dryer.

**Exclusions:** Sellers personal property.

**Additional Information:**

So much to love! Huge living room, formal dining, 2 bedrooms, extra big 2 1/2 car garage and great location close to the Fairgrounds! Improvements include; Windows 2020, tub and surround 2016, hot water heater 2016, foundation repair 2018 (by Giese), new shingles on roof in 2014, deck replaced, partially fenced lot, newer kitchen floor. So much for so little!

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