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**Address:** 386 17th St., Fond du Lac

**Price:** \$215,000

**Lot Size:** 51 x 138

**Sq. Ft:** 1122

**Style:** 1 Story

**Age:** 1952

**Taxes:** \$2,255.16 -'23

**Exterior:** Wood

**Water Heater:** Gas

**Ave. Utility Cost:** \$109/mo.

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

**Garage:** 2-1/2 Car Detached

**Heat:** Gas FA

**Air:** Central

**Basement:** Full/25% finished

**Sanitary:** Sewer

**Water:** Municipal

**Flood Plain:** No

**Directions:** Main St., to 9th St., East to Martin Ave., South to 17th St., West to address.

**Room Sizes:**

<b>Living Room:</b>	17'1	x	15'5	<b>Bedroom:</b>	13'1	x	10'10
<b>Kitchen:</b>	14'11	x	10'9	<b>Bedroom:</b>	11'6	x	11'1
<b>Baths:</b>	Full			<b>Rec Rm:</b>	15'3	x	15'

**Inclusions:** Stove, refrigerator, dishwasher, microwave, washer, dryer.

**Exclusions:** Water softener (rental). Sellers personal property.

**Additional Information:**

IMPECCABLE RANCH HOME IN AN AMAZING SE LOCATION! One house away from the Fairgrounds, Waterpark & Blueline Hockey Rink! Totally updated home! Newer Furnace, Central air, Flooring, Windows, Kitchen etc... 2 bedroom with Transom windows! Hardwood floors in bedrooms! Rec room in basement! Incredible finished and heated 2-1/2 car garage! Fenced in yard! Shed! This home was loved and will be a great place to live! Hurry, it won't last long!

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