



(920) 923-5556

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Address: 409 N Park Ave., Fond du Lac



Price: \$228,500

Lot Size: 47 x 127

Sq. Ft: 1333

Style: Cape Cod

Age: 1938

Taxes: \$2,169.74-'23

Exterior: Vinyl

Water Heater: Gas

Ave. Utility Cost: \$223/mo.

Schools: Rosenow, Woodworth, FDL High

Garage: 2 Car Detached

Heat: Gas FA

Air: Central

Basement: Full

Sanitary: Sewer

Water: Municipal

Flood Plain: 500 year*

Directions: North on Park Ave. to address.

Room Sizes:

Living Room:	16'3	x	11'7	(main)	Bedroom:	23'8	x	11'3	(main)
Kitchen:	11'2	x	8'5	(main)	Bedroom:	12'	x	11'11	(upper)
Dining:	11'7	x	10'4	(main)	Bedroom:	11'11	x	10'5	(upper)
Rec Room:	21'5	x	18'5	(bsmt)	Bath:			Full	(upper)

Inclusions: Stove, refrigerator, dishwasher, microwave, washer, dryer, fireplace & cabinets outside play house, shed, blinds, curtains, garage door opener & controls, water softener & filter, solar lights, ring doorbell.

Exclusions: TV mounts in LR, speakers in LR & shelf in LR, hat hook in DR, cameras, rain barrel is negotiable. Sellers personal property.

Additional Information:

What a Beauty! Absolutely adorable 3 bdrm Cape Cod that has been pampered! Features formal dining, big living room, hw floors, updated kitchen, rec area in the basement and a yard you could only dream about! It's fenced, has a patio PLUS a paver patio with gazebo and includes a wood fireplace plus an outdoor counter area for entertaining! Did I mention there is a shed PLUS a playhouse w/loft? Gardeners will love all the flowers and everyone will love the 2 car garage! Well loved!

*No flood insurance required

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