



(920) 923-5556

Please Visit Our Website At
www.ppfdl.com



Address: 68 Aurora Ln., Fond du Lac



Price: \$472,900

Lot Size: .25 Acre

Sq. Ft: 2536

Style: Ranch

Age: 20052

Taxes: \$7,680.91 -'23

Exterior: Hardboard/Stone

Water Heater: Gas

Ave. Utility Cost: \$159/mo.

Schools: Rosenow, Woodworth, FDL High

Garage: 2-1/2 car attached

Heat: Gas FA, In-floor

Air: Central

Basement: Full

Sanitary: Sewer

Water: Municipal

Flood Plain: Yes (500 year)*

Directions: Park Ave. to Scott St., East to Luco Rd., North to Aurora Ln., West to address.

Room Sizes:

| | | | | | | | |
|---------------------|-------|---|-------|-----------------|-------|---|-------|
| Living Room: | 20'4 | x | 18'1 | Bedroom: | 14' | x | 11'7 |
| Kitchen: | 21'7 | x | 15'3 | Bedroom: | 12' | x | 11'11 |
| Dining: | 14'10 | x | 11'11 | Bedroom: | 18' | x | 13' |
| Sun Room: | 15' | x | 13'11 | Laundry: | 10'11 | x | 7'7 |
| Bath: | Full | | | Bath: | Full | | (MBR) |
| Bath: | Half | | | | | | |

Inclusions: Stove, refrigerator, dishwasher, water softener.

Exclusions: Sellers personal property.

Additional Information:

ONE OF A KIND! 2500+ sq ft custom ranch with all the bells & whistles! In floor heat on the main level and the bsmt (zoned), 4 season room overlooking the backyard, formal dining, huge kitchen with center island that opens up the the extra lg living room w/gas frplc, 2 1/2 baths with one boasting a skylight and the master featuring a dbl vanity, walk in closet and tiled shower, 3 big bedrooms with dbl closets, patio with access from MBR & 4 season room, access from garage to bsmt, finished garage, air to air, solid surface counters & 2 egress windows & stub in for future bath in the bsmt! A dream come true!

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