



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



www.adashunjones.com



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**Est. Monthly Payment**  
(Based on 10% down payment)  
15 yr. mortgage: \$550.11  
20 yr. mortgage: \$454.94  
30 yr. mortgage: \$364.36

**40 S BUTLER ST FOND DU LAC WI 54935**

**\$79,900    MLS# 50223582**

**Listed by: Adashun Jones, Inc.**

Potential is what this wonderful character home screams! 3 Br, 1 bath, 2 car garage on a large city lot. Features include hard wood floors, fenced in lot and a large kitchen! In a quiet area near Taylor park pool and Playmore park ball diamonds, close to shopping and churches, this is THE perfect location! Priced BELOW ASSESSED VALUE! Bring your dreams and make them come true in this beauty! Other room is an enclosed front porch area.

**FEATURES**

County  
Muni.  
Acreage  
Source of Acreage Info  
Lot Size  
Source of Lot Size Info  
Zoning  
Taxes (2019)  
Total Sq. Ft.  
Above Grade Sq. Ft.  
Age/Year Built  
Exterior Finish  
Style  
School Dist.

**Fond du Lac**  
**City of Fond du Lac**  
**0.19**  
**Assessor/Public Record**  
**50x170**  
**Assessor/Public Record**  
**Residential**  
**1,777**  
**1,389**  
**1,389**  
**1900**  
**Aluminum/Steel**  
**1.5 Story**  
**Fond du Lac**

**AMENITIES**

Type.	<b>Residential</b>
Heating/Cooling	<b>Central A/C, Forced Air</b>
Waste	<b>Municipal Sewer</b>
Water	<b>Municipal Public Water</b>
Basement	<b>Full</b>
Garage Style	<b>Detached-NonTandem</b>
Garage Spaces	<b>2 Car</b>
Garage Total	<b>2</b>
Misc. Exterior	<b>Fenced Yard</b>

**INCLUSIONS / EXCLUSIONS**

Inclusions; Stove, refrigerator, washer, dryer  
Exclusions; seller's personal property

**ROOM SIZES**

**Room, Dimensions, Level**  
Master Bedroom, 10x11, Main  
Bedroom 2, 10x11, Upper  
Bedroom 3, 13x27, Upper  
Family Room, 11x13, Main

**Room, Dimensions, Level**  
Kitchen, 10x17, Main  
Formal Dining Room, 10x13, Main  
Living Room, 14x11, Main

**DIRECTIONS**

Hickory North to Division St. , West to Butler, South to address.



This information, provided by seller, listing broker, and other parties, may not have been verified  
In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

