



Fond du Lac
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2 S PARK AVE FOND DU LAC WI 54935

\$684,900 MLS# 50230229

Listed by: Adashun Jones, Inc.

Air BnB Potential? Restored without compromise, this Tudor Revival reflects old world opulence combined w/ every modern convenience. High ceilings, sun-drenched rooms & custom wine cellar that can house 1012 bottles! Chef's kitchen is a dream w/island, high end appliances and a butler's pantry. Gleaming HW floors, custom carpentry, exposed brick & grand 2 story foyer are just a few of the timeless details! 4 stories of finished living space, 8+ /BRs, 6 BAs w/Kohler Showroom quality fixtures (some are sheathed in marble) and 5FPs. Also incl lot to the west and 3.5 car garage.

FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.6
Source of Acreage Info	Assessor/Public Record
Lot Desc.	Corner
Zoning	Residential
Taxes (2020)	13,778
Total Sq. Ft.	7,908
Above Grade Sq. Ft.	6,331
Below Grade Sq. Ft.	1,577
Age/Year Built	1913
Exterior Finish	Aluminum/Steel, Brick
Style	2 Story
School Dist.	Fond du Lac

ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 19x15, Upper	Kitchen, 17x16, Main
Bedroom 2, 17x14, Upper	Formal Dining Room, 19x15, Main
Bedroom 3, 21x13, Upper	Living Room, 15x14, Main
Bedroom 4, 15x14, Upper	4 Season Room, 15x11, Main
Bedroom 5, 17x10, Upper	Bedroom, 16x14, Upper
Family Room, 25x23, Lower	Bedroom, 13x13, Upper
Laundry Room, 13x3, Upper	Bedroom, 14x13, Upper

AMENITIES

Type.	Residential
Heating/Cooling	Central A/C, Forced Air, Multiple Units, Zoned Heating
Waste	Municipal Sewer
Water	Municipal Public Water
Basement	Full, Partial Finished Pre2020, Sump Pump
Garage Style	Detached-NonTandem
Garage Spaces	3 or 3.5 Cars
Garage Total	3
Misc. Exterior	Separate Living Quarters

INCLUSIONS / EXCLUSIONS

Inclusions; stove, refrigerator, oven/range, dishwasher, wine cooler, water softener, washer, dryer, all curtain rods, garbage/recycle bins
Exclusions; Sellers personal property

DIRECTIONS

Corner of Park Ave. and Division St.



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.

