



Fond du Lac
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920-235-0095

Fox Valley
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Green Lake
920-294-0121



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12 WOODLAND AVE FOND DU LAC WI 54935

\$289,900 MLS# 50244062

Listed by: Adashun Jones, Inc.

Est. Monthly Payment
(Based on 10% down payment)
15 yr. mortgage: \$1,995.94
20 yr. mortgage: \$1,650.65
30 yr. mortgage: \$1,321.99

Character, Location & Style! This 4 BR 2.5 BA 1.5 story home offers nearly 2,000 sq ft of quality finishes. Like new inside & out highlights include Professionally painted interior/exterior w/modern colors, High Ceilings, New Kitchen w/Granite Ctops, Custom Maple Cabinetry, Walk in Pantry Area & Coffee Bar. New Windows, Flooring, Trim/Doors. Large Living Room, Main Floor Master w/ Tiled Bathroom, Stacked washer/dryer combo. New Concrete Driveway/Patio/Garage Floor, 2 car detached garage. Subway tiled bathrooms, glass shower doors, new hardware/woodwork, durable luxury vinyl plank flooring. New Plumbing/Electrical, 3 BR's / Office area/game room upstairs. Established & sought after South FDL location, Large 3 Seasons front Porch, close to everything!

FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.16
Source of Acreage Info	Plat Map/Survey
Zoning	Residential
Taxes (2020)	2,926
Total Sq. Ft.	1,970
Above Grade Sq. Ft.	1,970
Age/Year Built	1930
Exterior Finish	Aluminum/Steel, Vinyl
Style	1.5 Story
School Dist.	Fond du Lac

ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 13x13, Main	Kitchen, 12x11, Main
Bedroom 2, 13x11, Upper	Living Room, 17x13, Main
Bedroom 3, 11x9, Upper	Other - See Remarks, 6x4, Main
Bedroom 4, 12x10, Upper	Game Room, 17x13, Upper

AMENITIES

Type	Residential
Heating/Cooling	Central A/C, Forced Air
Waste	Municipal Sewer
Water	Municipal Public Water
Basement	Full
Garage Style	Detached-NonTandem
Garage Spaces	2 Car
Garage Total	2

INCLUSIONS / EXCLUSIONS

Inclusions: gas range, space saver microwave, dishwasher, beer & wine fridge, disposal, 2 garage door openers
Exclusions: Seller's Personal Property

DIRECTIONS

Main Street to Woodland Ave 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.

