



Fond du Lac
920-923-4433

Oshkosh
920-235-0095

Fox Valley
920-202-8360

Green Lake
920-294-0121



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N4551 FUZZY LN CAMPBELLSPORT WI 53010

\$259,000 MLS# 50257253

Listed by: Adashun Jones, Inc.

Great Opportunity! Investment property, or owner occupied! Side by side ranch style duplex located off of a dead-end street in the village of Armstrong. Unique setting! Endless possibilities. Relax or enjoy fishing in your own private pond! Each unit features 2 bedrooms, large full bath, open concept kitchen and living room. Spacious main floor utility room. Generous 2 car attached garage, one for each unit. Lots of potential! Ready for immediate occupancy. Seller to credit buyer \$2,500 at closing for flooring allowance.

FEATURES

County
Muni.
Acreage
Source of Acreage Info
Zoning
Taxes (2021)
Total Sq. Ft.
Above Grade Sq. Ft.
Age/Year Built
Style
School Dist.

**Fond du Lac
Town of Osceola
2.3
Assessor/Public Record
Residential
2,786
1,792
1997
1 Story, 2 side by side
Campbellsport**

AMENITIES

Type.
Heating/Cooling
Waste
Water
Garage Spaces

**Multifamily
Forced Air
Conventional Septic
Private Well
2 Car Garage - Att**

INCLUSIONS / EXCLUSIONS

Inclusions: 2 Washers, 2 Dryers, 2 Work Benches in Garage, Water Softener, Window Treatments, Green Storage Hut
Exclusions: Seller's Personal Property

DIRECTIONS

Cty Hwy B in Armstrong Wi to Fuzzy Lane, 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.

