



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: \$2,926.10
20 yr. mortgage: \$2,419.88
30 yr. mortgage: \$1,938.07

102 COTTAGE AVE FOND DU LAC WI 54935

\$425,000 MLS# 50262786

Listed by: Adashun Jones, Inc.

This beautiful Colonial style home is located in a quiet area offering almost 4300 sq. ft. living area w a great floor plan and very spacious rooms. Main level features a large family room, a formal living room with GFP, office w a wet bar, formal dining room w French doors leading to a landscaped double lot w fenced in yard and storage shed. Upper features 4 bedrooms (master has cedar closets) and 3 full baths. 3 level has an additional bedroom and full bath. Large lower level has a rec room with a WFP in floor heat and full wet bar, wine cellar, laundry and exercise room, attached 2 car garage. 4 zoned heating for extra energy savings. Adjacent lot on the corner of Merrill and Cottage is included (parcel #FDL-15-17-11-31-128-00).

FEATURES

| | |
|------------------------|-------------------------------|
| County | Fond du Lac |
| Muni. | City of Fond du Lac |
| Acreage | 0.4 |
| Source of Acreage Info | Assessor/Public Record |
| Lot Desc. | Corner |
| Zoning | Residential |
| Taxes (2021) | 6,237 |
| Total Sq. Ft. | 4,252 |
| Above Grade Sq. Ft. | 3,732 |
| Below Grade Sq. Ft. | 520 |
| Age/Year Built | 1938 |
| Exterior Finish | Aluminum/Steel, Vinyl |
| Style | 2 Story |
| School Dist. | Fond du Lac |

AMENITIES

| | |
|-----------------|----------------------------------|
| Type | Residential |
| Heating/Cooling | In Floor Radiant, Radiant |
| Waste | Municipal Sewer |
| Water | Municipal Public Water |
| Basement | Full, Finished Contiguous |
| Garage Style | Attached-NonTandem |
| Garage Spaces | 2 Car |
| Garage Total | 2 |
| Misc. Exterior | Fenced Yard |

INCLUSIONS / EXCLUSIONS

Inclusions: Stove, Refrigerator, Dishwasher, Washer, Dryer, Water Softener, All Window Treatments, 2 Air Conditioners, Garbage and Recycle Bins
Exclusions: Seller's Personal Property

ROOM SIZES

| | |
|--------------------------------|---------------------------------|
| Room, Dimensions, Level | Room, Dimensions, Level |
| Master Bedroom, 17x12, Upper | Kitchen, 13x8, Main |
| Bedroom 2, 15x13, Upper | Formal Dining Room, 15x15, Main |
| Bedroom 3, 14x10, Upper | Living Room, 22x15, Main |
| Bedroom 4, 12x10, Upper | Den/Office, 18x10, Main |
| Bedroom 5, 16x8, Upper | Rec Room, 25x14, Lower |
| Family Room, 15x12, Main | Bonus Room, 14x7, Lower |
| Dining Room, 15x8, Main | |

DIRECTIONS

Park Ave N to Merrill Ave E to Cottage 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.

