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**454 3RD ST FOND DU LAC WI 54936-1515**

**\$85,000    MLS# 50263054**

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

With some work, this 3-4BR home could be restored to it's full potential. Located on a dead-end street with a spacious yard! Main level features formal dining room, full bath off kitchen & an office/bedroom. Upper level has 3 sizable bedrooms and 2nd full bath. Exterior is slate.

**FEATURES**

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.18
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2021)	1,605
Total Sq. Ft.	1,295
Above Grade Sq. Ft.	1,295
Age/Year Built	1900
Exterior Finish	Other-See Remarks
Style	2 Story
School Dist.	Fond du Lac

**AMENITIES**

Type	Residential
Heating/Cooling	Forced Air
Waste	Municipal Sewer
Water	Municipal Public Water
Basement	Full, Finished Contiguous
Garage Style	None

**INCLUSIONS / EXCLUSIONS**

Inclusions; Refrigerator, Stove, Washer, Dryer, Window Treatments, 2 Window AC units, Upstairs standing closet in hallway  
Exclusions; Sellers personal property

**ROOM SIZES**

<b>Room, Dimensions, Level</b>	<b>Room, Dimensions, Level</b>
Master Bedroom, 11x16, Upper	Formal Dining Room, 11x11, Main
Bedroom 2, 11x11, Upper	Living Room, 13x11, Main
Bedroom 3, 11x15, Upper	Den/Office, 7x12, Main
Kitchen, 11x11, Main	

**DIRECTIONS**

S PARK TO 3RD STREET. EAST 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.

