



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



www.adashunjones.com



**Therese Massey**  
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**Est. Monthly Payment**

(Based on 10% down payment)

15 yr. mortgage: \$2,753.29

20 yr. mortgage: \$2,276.97

30 yr. mortgage: \$1,823.61



**245 E DIVISION ST FOND DU LAC WI 54935**

**\$399,900**

**MLS# 50173421**

Southern Style! This impressive Neoclassical home with its soaring pillars and covered portico is the crown jewel of FDL's historical district on Division Street. Set on just over an acre is this spacious home that welcomes you in the grand foyer with its sweeping two story staircase that is accented with hardwood flooring, crown moldings and beautiful wainscoting. This historical home offers a grand living room with a fireplace, a den/office overlooking the private treed yard, a large dining room, a family room and a fantastic kitchen and dinette. With 3 bedrooms, 2.5 baths and a third floor waiting to be expanded this 4000+ sq. ft. home offers an opportunity to own a unique and beautiful piece of Fond du Lac's history.

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>City of Fond du Lac</b>
Acreage	<b>1.02</b>
Source of Acreage Info	<b>Assessor/Public Record</b>
Zoning	<b>Residential</b>
Taxes (2017)	<b>9,011</b>
Total Sq. Ft.	<b>4,124</b>
Above Grade Sq. Ft.	<b>4,124</b>
Age/Year Built	<b>1927</b>
Exterior Finish	<b>Wood/Wood Shake/Cedar</b>
Style	<b>2 Story</b>
School Dist.	<b>Fond du Lac</b>
Elementary School	<b>Chegwin</b>
Middle School	<b>Woodworth</b>
High School	<b>Fond du Lac</b>

**ROOM SIZES**

<b>Room, Dimensions, Level</b>	<b>Room, Dimensions, Level</b>
Master Bedroom, 22x16, Upper	Kitchen, 18x12, Main
Bedroom 2, 22x11, Upper	Formal Dining Room, 18x16, Main
Bedroom 3, 16x16, Upper	Living Room, 29x16, Main
Family Room, 19x13, Main	3 Season Rm, 20x13, Main
Dining Room, 14x12, Main	Foyer, 30x12, Main

**AMENITIES**

Type.	<b>Residential</b>
Heating/Cooling	<b>Central A/C, Forced Air, Other-See Remarks</b>
Waste	<b>Municipal Sewer</b>
Water	<b>Municipal Public Water</b>
Basement	<b>Block, Poured Concrete</b>
Garage Style	<b>Detached</b>
Garage Spaces	<b>2.5 Car (min width 24')</b>
Garage Total	<b>2</b>
Misc. Exterior	<b>Gazebo, Patio</b>

**INCLUSIONS / EXCLUSIONS**

Inclusions: Stove, Refrigerator & Water Softener.  
Exclusions: Sellers Personal Property.

**DIRECTIONS**

Park Avenue, East on Division Street to Address.



In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

