



Fond du Lac  
920-923-4433

Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



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Est. Monthly Payment  
(Based on 10% down payment)  
15 yr. mortgage: \$2,409.04  
20 yr. mortgage: \$1,992.28  
30 yr. mortgage: \$1,595.60

245 E DIVISION ST FOND DU LAC WI 54935

\$349,900      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	Fond du Lac
Muni.	City of Fond du Lac
Acreage	1.02
Source of Acreage Info	Assessor/Public Record
Zoning	Residential
Taxes (2017)	9,011
Total Sq. Ft.	4,124
Above Grade Sq. Ft.	4,124
Age/Year Built	1927
Exterior Finish	Wood/Wood Shake/Cedar
Style	2 Story
School Dist.	Fond du Lac
Elementary School	Chegwin
Middle School	Woodworth
High School	Fond du Lac

### ROOM SIZES

Room, Dimensions, Level	Room, Dimensions, Level
Master Bedroom, 22x16, Upper	Formal Dining Room, 18x16, Main
Bedroom 2, 22x11, Upper	Living Room, 29x16, Main
Bedroom 3, 16x16, Upper	3 Season Rm, 20x13, Main
Family Room, 19x13, Main	Foyer, 30x12, Main
Dining Room, 14x12, Main	Other - See Remarks, 15x9, Main
Kitchen, 18x12, Main	

### AMENITIES

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

### 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.

