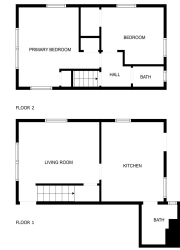


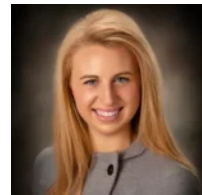
274 1ST STREET, FOND DU LAC, WI, 54935

https://www.adashunjones.com

274 1ST Street,  
FOND DU LAC, WI,  
54935

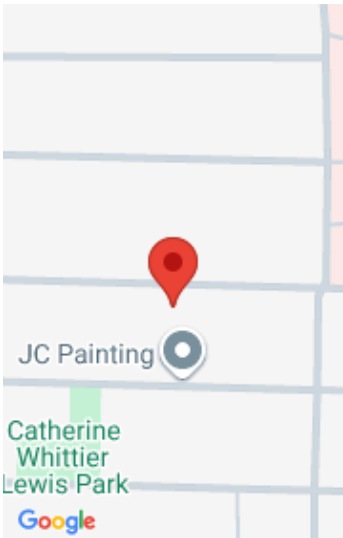


A Duplex that hits the “1% rule” & has major updates? Say no more! This side-by-side (with separate basements as well!) pulls \$1k from 276 & has a history of \$900 from 274. Each side has 2 bedrooms. Per seller: Roof/Fascia/Soffit/Gutters completed in 2023, as well as 2 water heaters, & 1 of the furnaces....



**Bethany**  
Adashun Jones, Inc.

- Residential Income
- Duplex,Residential
- Closed
- 1533 sq ft



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## Features

**GarageYN:** No

**FireplaceYN:** No

**Lot Features:** Sidewalk

**Above Grade Finished Area, sq ft:** 1533

**Inclusions:** 2 ranges, 2 refrigerators, 1 microwave, blinds, shed (tenants share), 2 sets garbage/recycle bins

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Utilities:** Sep Electric Meter, Sep Gas Meter, Sep Water Meter/Unit

**Tax Amount:** 2113.1

**Exclusions:** Tenant's personal Property

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## Amenities

**Waterfront available:** No

**Sewer:** Public Sewer

**Water Source:** Public

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Shake Siding

**Heating:** Forced Air

**Parking:** Outside

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## Agent Details

**Agent Full Name:** Bethany J Warntjes

**Agent Email:** bethany@adashunjones.com