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PRICE: \$ 119,900

ADDRESS: 553 Ruggles St.

GENEROUS FLOORPLAN!

Well-kept ranch with multi-room rear addition nearby park and schools. Offers bonus family room with woodburning fireplace, large eat-in kitchen, main floor laundry, and lower rec room with bar. Includes vinyl windows, updated sun porch, full appliance package, and patio overlooking backyard!



Directions: South Peters Ave. to Ruggles St., east to address.	Municipality: City of Fond du Lac
	County: Fond du Lac

Style: Ranch	Exterior: Vinyl, slate, wood	Sanitary: Municipal Sewer
Year Built: 1948	Garage: 1 Car detached	Water: Municipal Water
Lot Size: 60 x 141	Basement: Full	Taxes: \$2,176 (2018)
SQ. FT.: 1,364 <Above Grade>	Heat Type: Forced Air Gas	Schools: Fond du Lac
SQ. FT.: 480 <Below Grade>	Air Cond: Central Air	100 YR Flood Plain: No
Total SQ. FT.: 1,844	Fireplace: Wood	

Rooms	Size	Level	Bathrooms	Level	Bedrooms	Level
Sun Porch	19'6 x 5'10	M	Full	M	14'3 x 11'5	M
Living Room	15'3 x 15'1	M	Half	L	11'9 x 10'4	M
Kitchen (eat-in)	17'7 x 11'8	M	Shower Stall	L	11'9 x 10'8	M
Family Room	13'1 x 11'4	M				
Rec Room	22'2 x 21'9	L	Laundry Closet:	M		

Inclusions: **Refrigerator, range, microwave, washer, dryer, freezer, water softener, fireplace tools and screen, basement workbenches**

Exclusions: **Seller's personal property**

Notes:

- Sun porch not included in square footage
- Furnace (2008)
- Water heater (2015)
- Vinyl replacement windows
- Hardwood flooring below living room, family room, and bedroom carpeting

Offered By: Steve Klapperich	Phone: 920-960-6173	MLS # 50209499
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In our opinion the information on this sheet is true, but not guaranteed, and is subject to change or correction at any time.

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