



**234 N. Lake St. ~ Village of Hustisford  
(Wirex MLS #50182723)**

# OK REALTY

**Owen Kirk Kaul, Broker**  
**Mari L. Kaul, Salesperson**  
 129 N. Lake St., PO Box 548  
 Hustisford, WI 53034  
 Office Phone: (920) 349-3313  
 Kirk's Cell: (262) 389-5021  
 Mari's Cell: (920) 285-0655  
 E-mail: [kirkkaul@okrealty.biz](mailto:kirkkaul@okrealty.biz)  
 Website: [www.okrealty.biz](http://www.okrealty.biz)  
[www.okrealtyoshkosh.biz](http://www.okrealtyoshkosh.biz)

**PRICE: \$184,900**

## Waterfront Duplex on Lake Sinissippi

**75ft. of frontage on .392 acre level lot**

**Lower Unit: Livingroom - Kitchen – Diningroom - Den - 1 Bedroom – 1 Bathroom - Enclosed Porch**  
**Upper Unit: Livingroom – Kitchen - 2 Bedrooms – 1 Bathroom**

|                                      |                                      |                                     |
|--------------------------------------|--------------------------------------|-------------------------------------|
| <b>Style:</b> Victorian - Duplex     | <b>Size:</b> 2,164 sq.ft.            | <b>Lot Size:</b> .392 acre (75x224) |
| <b>Age:</b> 1910                     | <b>Exterior:</b> Vinyl               | <b>Taxes:</b> \$4,345.77 (2017)     |
| <b>Roof:</b> Steel - New in 2018     | <b>Central Air:</b> Yes (Lower Only) | <b>Basement:</b> Full               |
| <b>Electric:</b> 100 Amp (2 panels)  | <b>2 Water Heaters:</b> Electric     | <b>Water/Sewer:</b> Municipal       |
| <b>2 Furnaces:</b> Gas F/A & Boiler  | <b>Garage:</b> 3-car detached        | <b>Waterfrontage:</b> 75 feet       |
| <b>Schools:</b> Hustisford (PreK-12) | <b>Driveway:</b> Gravel & Concrete   |                                     |

**Dimensions (appr.)**

|                                      |                       |   |
|--------------------------------------|-----------------------|---|
| <b>Lower Unit: Livingroom:</b> 15x10 | <b>Kitchen:</b> 15x11 | <b>Diningroom:</b> 15x15                    |
| <b>Lower Unit: Bedroom:</b> 14x11    | <b>Den:</b> 10x6      | <b>Foyer:</b> 9x5                           |
| <b>Upper Unit: Livingroom:</b> 19x10 | <b>Kitchen:</b> 17x15 | <b>Bedroom:</b> 13x10 <b>Bedroom:</b> 10x10 |

**Waterfront Victorian Duplex with 75ft. of lake/river frontage on nicely landscaped level yard with perennials and mature trees, original hardwood floors & gorgeous woodwork with built-in china cabinets & bookshelves, beautiful chandeliers, pocket doors, cable ready, central air in lower unit, separate utilities, new steel roof 2018, covered front porch, enclosed back porch, upper deck, 3-car garage with separation wall. Inclusions are 2 stoves, 2 refrigerators, dryer and new 32ft. aluminum pier. Centrally located only 1 hour between Milwaukee, Madison & Oshkosh and about 2.5 hours from Chicago.**

Directions: Hwy. 60 to Rubicon Street to Hwy. R/Lake Street to property . (Look for OK Realty sign)

*All information deemed reliable but not guaranteed and is subject to change or correction.*