



**249 & 247 S. Wales Street
Village of Hustisford ~ Dodge County
(RANW Wirex MLS #50237766)**

OK REALTY

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Price: \$225,000

Immaculate Side-by-Side Duplex on .331 acre nicely landscaped level lot

Style: Side by Side	Living Space: 1938sq.ft. + Rec Room	Lot Size: .331 acre (120x120)
Age: 1981	Exterior: Alum./Stucco/Stone Accent	Taxes: \$4,345.47 (2020)
Electric: 2 Breaker Boxes	Roof: Shingles	Basement: Full Block
Heat: 2 Gas Forced/Air	2 Central Air	Water Heaters: 2 Gas
Garage: 2 1-car attached	Water & Sewer: Municipal	Driveway: Concrete
Schools: Hustisford PreK-12		

South Unit (#249) has 2 bedrooms, 1.5 bathrooms, living room, kitchen, LL rec room, deck, 1-car garage

North Unit (#247) has 2 bedrooms, 1 bathroom, living room, kitchen, 1-car garage

Immaculate Side-by-Side Duplex on nicely landscaped .331 acre level lot with 2 storage sheds & sidewalk. Within walking distance to Lake Sinissippi, park, schools and local businesses. Centrally located about 1 hour between Milwaukee, Madison and Oshkosh.

Unit # 249 was owner-occupied and has a built-in china cabinet in kitchen & patio doors to a composite deck with steps, living room has a built-in bookshelf & knickknack cabinet, main floor bathroom has a walk-in shower, lower level has a finished and heated rec room with a half bathroom plus laundry hookups, the 2nd bedroom has been converted to a main floor laundry.

Unit #249 includes a stove, refrigerator, dishwasher, washer, dryer & water softener.

Unit #247 all appliances are tenant owned.

Directions: Hwy. 60 to Rubicon St. to Wales Street

(Look for OK Realty sign.)

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