



OK REALTY

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**303 & 303 ½ East Anthony Street
Village of Hustisford ~ Dodge County
(RANW Wirex MLS #50235354)**

Price: \$160,000

Great Investment! 2-Story Duplex on Corner Lot

Style: Duplex	Living Space: 1911 sq ft.	Lot Size: .207 acre (75x120)
Age: 1916	Exterior: Steel Siding	Taxes: \$3,001.98 (2020)
Electric: 100 amp (2 boxes)	Roof: Shingles	Basement: Partial - Stone
Heat: Lower: Gas F/A & Upper: Gas Wall Heater		Water Heater: Gas (only 1)
Garage: 2-car detached	Driveway: Concrete & Blacktop	Water & Sewer: Municipal
Schools: Hustisford PreK-12		

Lower Unit has 3 bedrooms, 1 bathroom, living room, kitchen, enclosed porch

Upper Unit has 2 bedrooms, 1 bathroom w/walk-in shower, living room, kitchen, open porch

Well maintained 2 story duplex on corner level lot with sidewalk, the 2-car garage is shared by both tenants with separate garage doors & openers, tenants have separate electric & gas meters. Included in the monthly rental fee is the water, sewer, garbage & recycling.

Inclusions are 2 stoves, 2 refrigerators, 1 microwave, 1 dryer, lower unit has a white cabinet, upper unit has 1 brown & 1 white cabinet with glass doors and 2 sets of garbage & recycle containers. A rented water softener is excluded.

Within walking distance to Lake Sinissippi, parks, schools, library and local businesses. Centrally located only 1 hour between Milwaukee, Madison and Oshkosh.

Directions: Hwy. 60 to Rubicon St. to Anthony Street (corner of Anthony & Wales Streets) (Look for OK Realty sign.)

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