



**ADDRESS: W6895 Main Street
 Van Dyne, WI 54979**

PRICE: \$119,900

Highly Rare to find duplex with 4BR's and separate laundry for the upper and lower. Owner occupy or investors delight. Pleasantly remodeled units, hardwood floors in upper bedrooms, tenants pay own utilities, a great bang for your buck.



Directions:	North on Hwy 175 to Van Dyne, west on Main Street to address				
STYLE	2 Story Upper and Lower	EXTERIOR	Vinyl	YEAR BUILT	1920
SQ. FT.	3680	TAXES	\$1,203.73	A/C	None
LOT SIZE	75 x 178	SANITARY	Sewer	WATER	City
HEAT TYPE	Gas F/A	GARAGE	1-Detached	BASEMENT	Full
SCHOOLS	North Fond du Lac	DISTRICT	405	FLOOD PLAIN	TBD
LOCK BOX	Front Railing	Village of Van Dyne		County: Fond du Lac	

	UNIT: Main			Sq. Ft. 1950	UNIT: Upper			Sq. Ft. 1750
ROOM	SIZE	LEVEL	RENT	ROOM	SIZE	LEVEL	RENT	
Living Room	20'8" x 11'7"	M	\$725	Living Room	17' x 13'1"	U	\$625	
Dining Room	16' x 7'10"	M	SECURITY DEPOSIT	Kitchen	17'3" x 9'11"	U	SECURITY DEPOSIT	
Kitchen	22'8" x 6'9"	M		Dining Room	13'4" x 11'5"	U		
Family Room	10'7" x 13'6"	M	\$725	Bedroom	9'6" x 12'7"	U	\$625	
Bedroom	14'7" x 12'1"	M	LEASE	Bedroom	17'2" x 8'10"	U	LEASE	
Bedroom	11'8" x 9'7"	M	Mth to Mth	Bedroom	14'5" x 9'7"	U	Mnth to Mnth	
Bedroom	10'11" x 11'1"	M	VACANT	Bedroom	14'5" x 9'10"	U	Verbal	
Bathroom	Full	M		Bathroom	Full	U		
Bathroom	Full-Ldry	M						
HEAT	WATER	ELECTRIC		HEAT	WATER	ELECTRIC		
Tenant	Landlord	Tenant		Tenant	Landlord	Tenant		
INCLUSIONS: Stove, refrig, window treatments, washer, dryer				INCLUSIONS: Window treatments				
EXCLUSIONS: Personal property.				EXCLUSIONS: Personal property.				

Information provided on this sheet is believed to be true, but not guaranteed and is subject to change or correction.