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NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



**253 S Main Street
Clintonville, WI 54929**

L-8172: A charming 4-bedroom, 2-bath Victorian home in a secluded yet convenient Main St location. The main floor boasts a spacious kitchen with ample cabinetry, a dining room, living room, den/optional bedroom, full bath, laundry room, and an expansive screened porch. Upstairs, you'll find a large full bath and 3 bedrooms, each with walk-in closets. The property includes a detached 2-car garage with additional parking and sits on a deep, park-like lot.

\$199,900.00

Main Level		Upper Level			Taxes (2023): \$4,153.55
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 0.81+/-
Laundry/Entry:	13'6 x 5'5	Bedroom 1:	14'6 x 7'6	<input type="checkbox"/> Disposal <input type="checkbox"/> 220 Outlet	Tax Parcel # 30 26 13 1
Living Room:	14'6x 16'	Bedroom 2:	14'6 x 13'	<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection	
Kitchen:	14'6 x 16'6	Bedroom 3:	13' x 15'	<input type="checkbox"/> Exhaust Fan <input checked="" type="checkbox"/> Range/Oven	School District: Clintonville
Dining Room:	14'6 x 12'6	Bedroom 4:		<input checked="" type="checkbox"/> Range Hood <input checked="" type="checkbox"/> Refrigerator	Zoning: Residential
Screened Porch:	13' x 23'6	Bedroom 5:			Flood Plain:
Pantry:		Bath 1:	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half	Central Air	Township: City of Clintonville
Office:				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	County: Waupaca
Den/Bedroom 1:	12'6 x 10'			Heating: Radiant	Sanitary District:
Bedroom 2:		Basement:	<input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial	Water Heater:	Septic:
Bedroom 3:			<input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bath 1:	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half			Electric Service: 200 AMP	<input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> LP Gas
Bath 2:	<input type="checkbox"/> Full <input type="checkbox"/> Half	Exterior:		Garage: <u> 2 </u> Car(s)	Municipal:
Bath 3:	<input type="checkbox"/> Full <input type="checkbox"/> Half	Roof: Asphalt		Size:	<input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water
		Exterior Walls: Vinyl		<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	Well:
				Automatic Door Openers: <u> </u>	<input type="checkbox"/> Drilled <input type="checkbox"/> Point
SALE PRICE:				DATE OF SALE:	

Please Note: All information is approximate and based on owner's representations.

