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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.

**\$189,000.00**

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:		Central Air	Township: City of Clintonville
Office:		<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half		<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:		Water Heater:	Septic:
Bedroom 3:		<input type="checkbox"/> Full <input checked="" type="checkbox"/> Partial		<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	<input type="checkbox"/> Conventional <input type="checkbox"/> Mound
Bath 1:		<input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Electric Service: 200 AMP	<input checked="" type="checkbox"/> Natural Gas
<input checked="" type="checkbox"/> Full <input type="checkbox"/> Half					<input type="checkbox"/> LP Gas
Bath 2:		Exterior:		Garage: <u>2</u> Car(s)	Municipal:
<input type="checkbox"/> Full <input type="checkbox"/> Half		Roof: Asphalt		Size:	<input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water
Bath 3:		Exterior Walls: Vinyl		<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached	Well:
<input type="checkbox"/> Full <input type="checkbox"/> Half				Automatic Door Openers: ____	<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.

