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# NOLAN SALES LLC

PO Box 486, MARION, WISCONSIN 54950



**71 N. Park Street  
Clintonville, WI 54929**

L-8186: This move-in ready 2 bedroom, 1 bath ranch sits on a spacious double lot in the City of Clintonville. The home features an attached 1-car garage, an updated kitchen, a generously sized living room, and an updated full bath. The clean, bright full basement includes a laundry area and has plumbing in place for a second bathroom. Enjoy the large patio, a detached 1.5-car garage, and the beautifully maintained yard with plenty of room to relax or entertain.

**\$199,000.00**

Main Level		Upper Level			Taxes (2024): \$3,027.94
Room	Size	Room	Size	Kitchen Features	Est. Lot Size/Acreage: 0.46+/-
Laundry/Entry:		Bedroom 1:		<input type="checkbox"/> Disposal <input checked="" type="checkbox"/> 220 Outlet	Tax Parcel # 30 24 80 93
Living Room: 11'2 x 22'7		Bedroom 2:		<input type="checkbox"/> Dishwasher <input type="checkbox"/> Gas Connection	
Kitchen/Din: 19'2 x 8'5		Bedroom 3:		<input checked="" type="checkbox"/> Exhaust Fan <input checked="" type="checkbox"/> Range/Oven	School District: Clintonvllle
Dining Room:		Bedroom 4:		<input checked="" type="checkbox"/> Range Hood <input checked="" type="checkbox"/> Refrigerator	Zoning: Residential
Enclosed Porch:		Bedroom 5:			Flood Plain:
Pantry:		Bath 1: <input type="checkbox"/> Full <input type="checkbox"/> Half		Central Air	Township: City of Clintonville
Office:				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County: Waupaca
Bedroom 1: 11' x 11'				Heating: Forced Air	Sanitary District:
Bedroom 2: 10'4 x 9'8		Basement: <input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Slab <input type="checkbox"/> Crawl Space		Water Heater:	Septic:
Bedroom 3:				<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: Roof: Asphalt Exterior Walls: Vinyl		Garage: <u>1</u> Car(s) Size: 22'6 x 15'	Municipal:
Bath 3: <input type="checkbox"/> Full <input type="checkbox"/> Half				<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached Automatic Door Openers: <u>Yes</u>	<input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water
					Well: <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.

