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ADDRESS: 96 UNIVERSITY DR., FDL

<b>Price:</b> \$315,900	<b>Lot Size:</b> .25 Acre (77x 141)	<b>Sq. Ft:</b> 2,588
<b>Style:</b> 1 Story	<b>Age:</b> 1992	<b>Taxes:</b> \$5141.29-'25
<b>Exterior:</b> Vinyl	<b>Water Heater:</b> Gas	<b>Ave. Utility Cost:</b> \$165/mo.
<b>Heat:</b> Gas FA	<b>Air:</b> Central	<b>Basement:</b> Partial
<b>Sanitary:</b> Sewer	<b>Water:</b> Municipal	<b>Flood Plain:</b> No
<b>Schools:</b> Rosenow, Woodworth, FDL High		<b>Garage:</b> 2 Car Attached

**Direction:** East Johnson St. to University Dr., South to Address.

**Room Sizes:**

<b>Living Room:</b> 20 x 13 (main)	<b>Bedroom:</b> 14 x 10 (main)
<b>Kitchen:</b> 9 x 15 (main)	<b>Bedroom:</b> 11 x 10 (main)
<b>Bonus Room:</b> 29 x 19 (main)	<b>Bedroom:</b> 10 x 9 (main)
<b>Dining Area:</b> 9 x 13 (main)	<b>Family Rm:</b> 27 x 14 (lower)
<b>Bath:</b> Full (main)	<b>Office:</b> 10 x 9 (lower)
	<b>Bath:</b> Full (lower)

**Inclusions:** Stove, Refrigerator, Dishwasher, Microwave, Washer, Dryer, Basement Freezer, Window Treatments, Garage Shelving, Shed, Pergola and Water Softener.

**Exclusions:** Seller's personal property. Bar fridge & tool bench in bonus rm, Plastic shelving in bsmt, All 4 TV's & mounts, Outside stock tank pool & deck for it.

**Additional Information**

Come check out this wonderful ranch in a convenient NE location! You will love the unique and HUGE bonus room addition this home offers that could be great for entertaining or as your exercise or hobby area. The possibilities for this huge space are endless. Some of the updates in this home include New central air in 2025, New floor and fixtures in the bathroom, New sump pump, New bar top in the bonus room and many rooms are freshly painted. The lower level family room has plumbing stubbed for a future wet bar and has a full bath downstairs. You will enjoy the concrete patio and pergola that overlook the beautiful fenced in yard and storage shed. Offers high ceilings, a 1st floor laundry, attached garage and more!