

435

List No.

12398 Richey Road

Address

Van Wert, Ohio 45891

Location

\$ 239,900.00

Price



|            |       |          |       |
|------------|-------|----------|-------|
| 1.25 Story | 7     | 4        | 2.5   |
| Style      | Rooms | Bedrooms | Baths |



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|                |                                      |                        |                |               |                                                      |               |  |
|----------------|--------------------------------------|------------------------|----------------|---------------|------------------------------------------------------|---------------|--|
| Legal          | Pleasant Twp. Sec. 32 PT SE1/4 NE1/4 | Approx. Sq. Ft.        | 2,436          | Garage        | 848 A                                                |               |  |
| Construction   | All American                         | Softener               | <b>Rooms</b>   | <b>Size</b>   | <b>Level</b> <b>FP</b> <b>Flooring</b> <b>Drapes</b> |               |  |
| Age/Condition  | 2000/Excellent                       | Disposal               | Living Room    | 13' X 23'     | 1st                                                  | Carpet        |  |
| Possession     | Oct. 7, 2017                         | Dishwasher             | Dining Room    | 13' X 13'     | 1st                                                  | Carpet        |  |
| Financing Type | Conv./Cash                           | Refrigerator           | Kitchen        | 13' X 17'     | 1st                                                  | Laminate      |  |
| Lot Size       | 1.665 A                              | Range                  | Half Bath      |               | 1st                                                  | Tile          |  |
| Property Tax   | \$2,295.30                           | Washer - Nego.         | Bath           | 8' X 6'6"     | 2nd                                                  | Carpet        |  |
| Assessments    | \$51.54                              | Dryer - Nego.          | Master Bath    | 13' X 5'10"   | 1st                                                  | Tile          |  |
| Public School  | Van Wert City                        | Ceiling Fan            | Master Bedroom | 13' X 18'     | 1st                                                  | Carpet        |  |
| Exterior       | Vinyl/Brick                          | Air Cond. - CA         | Bedroom/Office | 12' X 10'     | 1st                                                  | Carpet        |  |
| Type Heat      | Propane                              | Sump Pump              | Bedroom        | 17' X 23'     | 2nd                                                  | Carpet        |  |
| Gas Budget     | \$72.00                              | House Generator        | Bedroom        | 17' X 17'     | 2nd                                                  | Carpet        |  |
| Elec Budget    | \$146.00                             | Cable TV               | Utility Room   | 5'7 X 9'      | 1st                                                  | Laminate      |  |
| Roof Age       | 2012                                 | Well Water             | Family Room    | in Basement   |                                                      |               |  |
|                |                                      | Water Htr. - 60 Gal.   | Basement       | 1,624 sq. ft. |                                                      | Part Finished |  |
|                |                                      | Water Htr. - Propane   | Garage         | 28' X 30'     |                                                      | Attached      |  |
|                |                                      | Water Htr. Age - 7 yrs |                |               |                                                      |               |  |
|                |                                      | Mower - Nego.          |                |               |                                                      |               |  |

Remarks: Upgrades since 2010 includes new water heater, furnace & air, roof, kitchen & appliances, house generator. Possession October 7, 2017 seller will rent if closing is 30 days before this date.

Location: 12398 Richey Road, Van Wert, Ohio 45891

Yearling

6/8/2017