

402 S. Washington St., Van Wert



Was \$180,000 - Reduced to \$149,900

Listing #:405

Listing Agent/Owner: Larry Riley
Phone #: 419-238-5028
Lock Box: No
Square Feet: 4,136±
School District: Van Wert City Schools
Legal Description: Lot 908 & 8.25F
Year Built: 1876
Lot Size: 58x140±
Fireplace: Yes-Family Room
Heating: Gas Forced Air
Air Conditioning: Central Air
Appliances: Stove, Refrigerator, Washer & Dryer
Hot Water Heater: Electric - 50 gal.
Exterior: Brick
Roof: Slate & Rubber - repaired 2003
Taxes per Year: \$950
Assessments: \$42/year

Bedrooms: 4
Bathrooms: 2
Stories/Style: 3.0/Empire Victorian
Living Room: 26.00x13.00, Carpet, 1st floor
Dining Room: 22.00x17.00, Carpet, 1st floor
Family Room: 16.00x12.00, Carpet, 1st floor
Kitchen: 15.00x9.00, Wood, 1st floor
Bedroom 1: 26.00x13.00, Carpet, 2nd floor
Bedroom 2: 22.00x13.00, Carpet, 2nd floor
Bedroom 3: 17.00x14.00, Wood, 3rd floor
Bedroom 4: 24.00x12.00, Wood, 3rd floor
Bath 1: 10.00x7.00, Wood, 1st floor
Bath 2: 15.00x9.00, Carpet, 2nd floor
Other: 24.00x20.00, Storage area
Utility: 9.00x8.00, Wood, 1st floor
Garage: 2 car detached garage
Bsmt/Crawl/Slab: Partial Basement

Description: Unique historical home built in 1876. Totally updated in years 2003-2005. Home has new furnace/central air, newer replacement windows, new plumbing & hot water heater. The roof was repaired and exterior trim painted. There is a gas log fireplace in the family room. Custom design vintage stove in the kitchen along with the refrigerator, washer & dryer will stay with the home. The garage has a newer roof, doors & openers. The yard is beautifully landscaped with a wrought iron & wood fence & patio. You rarely have an opportunity to buy such a beautiful part of Van Wert's history.

**INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED.
ANY APPLIANCES THAT STAY ARE NOT GUARANTEED.**

Larry Riley, Realtor

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