

402 W. Main St., Van Wert



Was \$99,900 - Reduced to \$85,000

HMS One Year Home Warranty

Listing #:425

| | | | |
|--------------------|---------------------------------|-----------------------|---|
| Listing Agent: | Bob Gamble | Bedrooms: | 4 |
| Phone #: | 419-605-8300 | Bathrooms: | 2 |
| Lock Box: | No | Stories/Style: | 3/Traditional |
| Square Feet: | 2536± | Enclosed Front Porch: | 9.00x27.00, Carpet |
| School District: | Van Wert City Schools | Foyer: | 14.00x16.00, Hardwood |
| Legal Description: | Lot 818 | Living Room: | 17.00x16.00, Hardwood, Gas Fireplace |
| Year Built: | 1915± | Dining Room: | 14.00x15.00, Carpet |
| Lot Size: | 72x132± | Parlor: | 15.00x15.00, Hardwood |
| Fireplace: | Gas - Living Room | Kitchen: | 12.00x21.00, Carpet |
| Heating: | Gas Hot Water Heat | Bedroom 1: | 16.00x14.00, Wood, 2nd Floor |
| Air Conditioning: | Window A/C | Bedroom 2: | 14.00x12.00, Wood, 2nd Floor |
| Appliances: | Stove, Refrigerator, Dishwasher | Bedroom 3: | 14.00x14.00, Wood, 2nd Floor |
| Hot Water Heater: | Electric | Bedroom 4: | 14.00x9.00, Wood, 2nd Floor |
| Exterior: | Aluminum Siding | Bath 1: | 13.00x9.00, Linoleum, Tub/Shower, 2nd Floor |
| Roof: | Asph/shingle | Bath 2: | 7.00x5.00, Linoleum, Shower, Main Level |
| Taxes per Year: | \$1,364 | Utility: | In Basement |
| Assessments: | \$51/year | Garage: | 2 car attached |
| | | Bsmt/Crawl/Slab: | Basement |
| | | 3rd Floor: | One Large Room |

Description: This is one of the few properties for sale that has the WOW! factor. When you see the combination of character, amenities and value you will become a believer. From the impressive foyer to the finished third floor and everything in between, you will be impressed. Call to view so you can become a believer.

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

BeeGee
Realty & Auction Company, Ltd.



www.BeeGeeRealty.com



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