

14110 St. Rt. 116, Van Wert



\$110,000

Listing #:449

Listing Agent: Bob Gamble
Phone #: 419-605-8300
Lock Box: No
Square Feet: 1,960±
School District: Lincolnview Schools
Legal Description: Lot 14 Overholt Subdivision
Year Built: 1900
Lot Size: .65±
Heating: Electric Baseboard
Air Conditioning: Window Units (4)
Appliances: Stove and Refrigerator
Hot Water Heater: Owned/Electric
Exterior: Vinyl Siding
Roof: Asph/shingle
Taxes per Year: \$1,166
Assessments: \$41/year

Bedrooms: 3 - 4
Bathrooms: 3 - 1 Full - 2 Half
Stories/Style: 2/Traditional
Living Room: 15.00x15.00, Carpet
Dining Room: 15.00x14.00, Carpet
Family Room: 15.00x13.00, Carpet
Kitchen: 15.00x13.00, Hardwood Floor
Bedroom 1 - Up: 15.00x10.00, Carpet
Bedroom 2 - Up: 16.00x13.00, Carpet
Bedroom 3 - Up: 15.00x13.00, Carpet
Den/Office - Up: 13.00x7.00, Carpet
Half Bath - Down: 5.00x3.00, Linoleum
Full Bath - Up: 9.00x8.00, Linoleum
Master Half Bath - Up: 6.00x4.00, Linoleum
Other: Septic tank cleaned 2011 - Next to Driveway
Other: Well is located SE part of yard. Replaced in 2000
Utility: 11.00x5.00, Linoleum
Garage: 2 Car Attached
Bsmt/Crawl/Slab: Basement

Description: Many improvements have been made including replacement windows, newer roof, front porch, vinyl siding and the well being replaced. Very attractive inside and out. With 3/4 bedrooms, one full bath and two half baths you will love the floor plan. The seller will allow \$2,900 per contractor's estimate to replace basement windows and seal outside access. 4 Window air conditioners and dehumidifier stay with home.

NOTE: The house is located in the Overholt Subdivision which is an EPA Targeted Zone.

RESERVATIONS: Mirror window in Family Room, Peony Tree and Clematis

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

Bob Gamble, Realtor

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