

# 940 Leeson Avenue, Van Wert



**Was \$89,900 - Reduced to \$87,900**

## Listing #:458

|                    |                       |                  |                                      |
|--------------------|-----------------------|------------------|--------------------------------------|
| Listing Agent:     | Ron Medaugh           | Bedrooms:        | 3                                    |
| Phone #:           | 419-238-9960          | Bathrooms:       | 1.5                                  |
| Lock Box:          | No                    | Stories/Style:   | 2.0/Traditional                      |
| Square Feet:       | 1,472±                | Living Room:     | 17.00x16.00, Carpet                  |
| School District:   | Van Wert City Schools | Dining Room:     | 13.00x12.00, Carpet                  |
| Legal Description: | Lot SD 295-1          | Kitchen:         | 9.00x13.00, Carpet                   |
| Lot Size:          | 50 x 165±             | Bedroom 1:       | 14.00x13.00, Carpet, Level 1         |
| Heating:           | Gas Forced Air        | Bedroom 2:       | 14.00x15.00, Carpet, Level 2         |
| Hot Water Heater:  | Electric              | Bedroom 3:       | 12.00x11.00, Carpet, Level 2         |
| Exterior:          | Aluminum              | Bath 1:          | 9.00x5.00, Carpet                    |
| Roof:              | Asph/shingle          | Bath 2:          | 9.00x4.00, Carpet, 1/2 bath, Level 2 |
| Taxes per Year:    | \$1,073               | Utility:         | 7.00x18.00                           |
| Assessments:       | \$47/year             | Enclosed Porch:  | 6.00x27.00                           |
|                    |                       | Garage:          | 2 car detached                       |
|                    |                       | Bsmt/Crawl/Slab: | Crawl Space                          |

Description: You will have room for your growing family and more in the lovely 3 bedroom 1 1/2 bath home. Take a look at this home and see why it is the one for you.

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



**Ron Medaugh, Realtor**  
**Bee Gee Realty & Auction Co., Ltd.**  
122 N. Washington St., Van Wert, Ohio 45891  
Business: 419-238-5555 Fax: 419-238-4912  
Mobile: 419-203-6898



[www.BeeGeeRealty.com](http://www.BeeGeeRealty.com)

