

# 802 S. Race St., Van Wert



**Was \$132,000 - \$115,000**

## **Listing #:484**

Listing Agent:	Dale Butler	Bedrooms:	3
Phone #:	419-203-5717	Bathrooms:	1.5
Lock Box:	No	Stories/Style:	1/Ranch
Square Feet:	1,535±	Living Room:	25.00x14.00
School District:	Van Wert City Schools	Dining Room:	13.00x8.00
Legal Description:	Lot 2863 NPT & Alley	Kitchen:	14.00x9.00
Year Built:	1952	Bedroom 1:	15.00x13.00
Lot Size:	88 x 103±	Bedroom 2:	13.00x11.00
Fireplace:	Electric - Living Room	Bedroom 3:	13.00x11.00
Heating:	Electric Baseboard & Ceiling Cable	Bath 1:	10.00x7.00
Air Conditioning:	Central Air/2010	Bath 2:	5.00x4.00
Appliances:	Dishwasher	Shed:	10.00x12.00
Hot Water Heater:	Owned/Electric	Utility:	11.00x6.00
Exterior:	Brick	Garage:	2 car attached
Roof:	Asph/shingle - 2007	Bsmt/Crawl/Slab:	Crawl Space - Access in Den
Taxes per Year:	\$1,215		
Assessments:	\$49/year		

Description: Excellent condition, great location, all electric brick ranch! This 3 bedroom, 1 1/2 bath home, has had many updates including newer roof, central air, almost all the windows and doors have been replaced. Inviting living room, with fireplace, formal dining room, large master bedroom, screened in porch for your enjoyment. Plus a beautifully landscaped yard.

Reservations: Portable fireplace in Dining Room, Master bedroom curtains and garden decorations.

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



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**Dale Butler, Realtor**

**Bee Gee Realty & Auction Co., Ltd.**

**122 N. Washington St., Van Wert, Ohio 45891**

**Business: 419-238-5555 Fax: 419-238-4912**

**Mobile: 419-203-5717**

