



Highlights

of this home



Sharron Realty Associates Inc.
1043 S. Shannon St.
Van Wert, Ohio 45891

1166 S Walnut Street, Van Wert, OH

ADDRESS	ZIP	TYPE PROPERTY	ROOMS	BEDROOMS	BATHS	PRICE		
1166 S Walnut St		Ranch	9	3	3	\$285,900.00		
Van Wert, Ohio 45891								
MLS# 5012	CONST: Brick					% OF SELLING PRICE TO BROKER		
OFFICE/PHONE	C21/SRAI 419-238-4505		SALESMAN	Sharon Henkaline		419-238-1673		
AGE	1967	W. W CARPET	x	MICROWAVE	x	ROOMS	SIZE 1ST FLOOR	
OCCUPANCY	Immediate	DRAPERIES	x	DISHWASHER	x	ENTRY	7.8x6.7	
FINANCING	Conventional	CURTAINS	x	BUILT IN RANGE	x	LIVING	14.5x18.2	
		STORM DOORS	x	REF.	x	KITCHEN	14x18.8	
ASSUPM. BAL.		STORM WIN.	T	AIR COND.	c	DINING	11.5x14	
LOT NUMBER:	L# 3574	T.V. ANTENNA	C	WASHER/DRYER	x	BRKFST	In kitchen	
SIZE	1.05 ac			AIR CLEANER		DEN	6.1x14 w/wet bar	
TAXES	\$2339.40 yr	SOFTENER		GAS	x	FULL BA.	8.9x7.4	
ASSESSMENTS	\$74.48 yr	WATER HEATER	x	WATER	c	3/4 BA	5.1x6.6	
ZONING	RESIDENTIAL			220 V. ELEC.	x	BED	12x13	
TYPE HEAT	Gas FA			STORM SEWER	x	BED	12x13	
FLOORS	HW/Carpet	GARAGE 2.5 car	x	SANITARY SEWER	x	M. BED	13.5x18.10	M. Bath: 8x16 Incl.
FIREPLACE	Two	GARAGE OPENER	x	SEPTIC SYSTEM		UTILITY	16.5x17	dressing room
PUBLIC SCHOOL	VAN WERT	FENCED YARD		ATTIC	x	Crawl space		
PAROCH. SCHOOL	VAN WERT	REMARKS: Custom built with only one owner, this stunning brick ranch will delight the buyer						
NEAREST BUS	IN FRONT	looking for quality. Beautiful updated interior features huge oak kitchen with breakfast area and appliances,						
SHOPPING	1 mi SC	formal dining room w/hardwood flooring, formal living room with fireplace; and family room w/fireplace.						
COMMENTS:	Many, many amenities are featured in this gorgeous home offering 2615 sq. ft. nestled on irreplaceable tree shaded lot w/view of Willow Bend Golf Course.					INFORMATION HEREIN IS BELIEVED ACCURATE BUT IS NOT WARRANTED		



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