Highlights

of this home

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

1012 S. WALNUT STREET, VAN WERT

PRICE REDUCED FOR A QUICK SALE TO $153,900

ADDRESS	ZIP	TYPE PROPERTY	ROOMS	BEDROOMS	BATHS	PRICE
1012 S Walnut St. 45891		Ranch	9	4	2	**$153,900.00**
MLS# 4050	CONST: FR	LOC. Van Wert			% OF SELLING PRICE TO BROKER	
OFFICE/PHONE	C21/SRAI 419-238-4505	**AGENT:**	**Sharon Henkaline**		**419-203-1043**	

AGE	1962	W. W CARPET	x	MICROWAVE		ROOMS	SIZE 1ST FLOOR	SIZE 2ND FLOOR
OCCUPANCY	Neg.	DRAPERIES	x	DISHWASHER	X	ENTRY		
FINANCING	Conv.	CURTAINS	x	BUILT IN RANGE	X	LIVING	18X12	
		STORM DOORS	x	REF.	X	KITCHEN	8X12	
ASSUPM. BAL.		STORM WIN.		AIR COND.	C	DINING	10X12	
LOT NUMBER	L#3270& 3271 NP	T.V. ANTENNA	C	HUMIDIFIER		FAMILY ROOM	15X19	
SIZE	185x206	FIREPLACE	X	AIR CLEANER		DEN		
YEARLY TAXES:	$1,898.36	SOFTENER		GAS	X	FULL BA.	6X9	
ASSESSMENTS	$58.36 YR	WATER HEATER	G	WATER	C	M BA.	5X8	
ZONING	Residential			220 V. ELEC.	X	BED (m)	12X15	
TYPE HEAT	Gas FA			STORM SEWER	X	BED	9X13	
FLOORS	Mixed	GARAGE	2.5	SANITARY SEWER	X	BED	10X11	
WINDOWS	Wood	GARAGE OPENER	X	SEPTIC SYSTEM		BED	12X14	
PUBLIC SCHOOL	Van Wert	FENCED YARD		ATTIC	X	UTILITY	12X13	
PAROCH. SCHOOL	Van Wert	REMARKS: Excellent location in SE Van Wert offers beautiful 285x206 ft lot with two rear patios.						
NEAREST BUS		This home has been recently updated and offers a beautiful interior.						
SHOPPING	1 mi. SC	If you are looking for a "turn key" home, this one will delight you! 2134 sq. ft. of living space.						

DIRECTIONS: E. Ervin Rd. to S. Walnut. Turn right. House on left. Watch for sign.
This home is on a Virtual Tour at www.century21.com

INFORMATION HEREIN IS BELIEVED ACCURATE BUT IS NOT WARRANTED

FINANCING EXAMPLE:

$157,000.00	SALES PRICE
-15,700.00	D. PAYMENT
$141,300.00	MTG. AMT
6.5	INTEREST
30	YEARS
$893.11	MO PI

COVERED BY A ONE YEAR HOME WARRANTY!

(419) 238-4505
(419) 238-5757
Website: www.century21.com
Email: c21sharron@bright.net

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

Homeowners Are Sold On Us.