



*Highlights*

*of this home*



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

*13662 Fife Rd., Van Wert, Ohio*

ADDRESS	ZIP	TYPE PROPERTY	ROOMS	BEDROOMS	BATHS	PRICE
13662 Fife Rd		Ranch	6	3	2	\$169,000.00
Van Wert, Ohio 45891						
<b>MLS# 977</b>	CONST: Frame/Vinyl				% OF SELLING PRICE TO BROKER	
OFFICE/PHONE	C21/SRAI 419-238-4505	SALESMAN		Sharon Henkaline		419-203-1043
AGE	1974	W. W CARPET	X	MICROWAVE	x	ROOMS
OCCUPANCY	Neg.	DRAPERIES	X	DISHWASHER	x	ENTRY
FINANCING	Conv.	CURTAINS	X	GAS RANGE	x	GREAT RM
		STORM DOORS	X	REF.	x	DINING
ASSUM. BAL.		STORM WIN.	T	AIR COND.	C	KITCHEN
LOT NUMBER:	Sec 30 Hoaglin	Watch TV	x	HUMIDIFIER		MASTER BED
SIZE	2.12 ac m/l	12x24 Patio	x	AIR CLEANER		MASTER BA
TAXES	\$2201.20 yr	SOFTENER	x	GAS	P	FULL BA.
ASSESSMENTS	\$35.42 yr	WATER HEATER	E	WATER	W	BEDROOM #2
ZONING	RESIDENTIAL			220 V. ELEC.	X	BEDROOM #3
TYPE HEAT	GFA Propane			STORM SEWER		MUD ROOM
FLOORS	HW, Carpet, Vin.	GARAGE	2	SANITARY SEWER		
FIREPLACE	In Great Room	GARAGE OPENEF	X	SEPTIC SYSTEM	X	LAUNDRY
PUBLIC SCHOOL	Lincolnview	FENCED YARD	x	ATTIC	X	CRAW SPACE
PAROCH. SCHOOL	Van Wert	REMARKS: Nestled on 2.12 acres complete with stocked pond, 48x50 pole barn, smaller storage				
NEAREST BUS	In front	barn, and rear fenced yard. Covered pergola provides plenty of space for summer fun. Lots of updating				
SHOPPING	4 miles SC	has been done in the past three years. New kitchen w/lots of cabinetry, beautiful 3/4" Hickory Hardwood				
floors, eat at bar, indirect lighting, built in china cabinet, and new s.s. appliances compliment this gourmet kitchen. 2 updated baths, updated laundry room w/extra cabinetry, mud room w/2 closets					INFORMATION HEREIN IS BELIEVED ACCURATE BUT IS NOT WARRANTED	
and 14.5" deep sink. This home is in mint condition! New roof in 2006, newer softener and well pressure tank.					1880 sq ft.	



(419) 238-4505  
(419) 238-5757



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

See this home on the web: [www.c21sharron.com](http://www.c21sharron.com)

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