



TYPE/STYLE Site-Built Home / One Story
ROOMS 7
BEDROOMS 3
FULL BATHS 2
HALF BATHS 1
APX YEAR BUILT 1992
APX ABOVE GRADE FIN SQFT 1,689
APX BELOW GRADE FIN SQFT 0
APX BELOW GRADE UNFIN SQFT 0
APX TOTAL FINISHED SQFT 1,689
SELLING PRICE
CLOSING DATE
BBC 2%

AREA Wells County
SUBDIVISION None
TOWNSHIP Union
ELEMENTARY Ossian
MIDDLE Norwell
HIGH Norwell
PARCEL # 90-03-10-200-004.000-019
ASSESSED VALUE
ANNUAL TAXES \$953.18

LEGAL DESCRIPTION

Property Features

ASSOCIATION DUES \$	APX LOT DIMENSIONS 237 x 237	Garage/# of Cars 2.0
ASSOCIATION DUES FREQ. Not Applicable	# ACRES 1.3000	Garage Dim. 25 x 30
OCCUPANCY Occupied 24 hours notice	FLOOD PLAIN No	Garage Type Attached
EXTERIOR Brick, Vinyl	WATER FRONTAGE	# Full Baths Upper 0
ROOF Asphalt	WATERFRONT No	# Half Baths Upper 0
FLOORING Carpet, Laminate, Vinyl	LAKE TYPE	# Full Baths Main 2
BASEMENT No	SEWER Septic	# Half Baths Main 1
		# Full Baths BG 0
		# Half Baths BG 0

Room Grid

	LEVEL	DIMENSIONS		LEVEL	DIMENSIONS
Living/Great Rm	Main	13 x 17	1st Bdrm	Main	12 x 19
Dining Rm	Main	12 x 11	2nd Bdrm	Main	12 x 10
Kitchen	Main	12 x 10	3rd Bdrm	Main	10 x 13
Family Rm	Main	13 x 18	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		12 x 11
		x	Loft		x
		x	Laundry	Basement	9 x 7

ARCHITECTURAL STYLE Ranch
HEATING/FUEL Gas, Forced Air
COOLING Central Air
LOT DESCRIPTION Level
WATER FEATURES None
FIREPLACE Family Rm, Gas Log
EXISTING FINANCING None
PROPOSED FINANCING Cash, Conventional, FHA, USDA, VA

ENERGY EFFICIENT Doors, HVAC, Windows
HVAC High Efficiency Furnace
ENERGY EFFICIENT WIN/DOORS Double Pane Windows, Insulated Doors
AMENITIES Attic Pull Down Stairs, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate, Deck Open, Detector-Smoke, Garage Door Opener, Landscaped, Natural Woodwork, Porch Covered, Range/Oven Hook Up Gas, Tub /Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Garage -Heated, Main Floor Laundry, Washer Hook-Up
DOCUMENTS AVAILABLE Aerial Photo, Legal Description, Sellers Disclosure,

Remarks and Directions

Remarks ***Seller of this property is Downsizing and will be offering at public auction the Real Estate on Wednesday, November 9@ 5:30. Auction will be Held at the Zanesville Lions Club located at 3088 Van Horn St. There will be Two Open house dates to view the property, Sun. Sept. 23 (1-2) and Sun. Sept. 30 (1-2). *** <<< This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.>>> 3 Bedroom Ranch on 1.3 Acres with 2 1/2 Baths, Living and Family Room with Gas Log Fireplace, Formal Dining room, nice sized kitchen with wood floors and laundry area w/storage. Plus 8 x 10 Storage Shed for all your toys and garden tools for this amazing property.

Directions to Property Go South on 300 W (Wayne) 1 Mile to Property on Left.