

# AMERICAN HERITAGE REALTY, INC.

Open 6 Days a Week!  
1201 Perrysburg Road  
Fostoria, OH 44830

www.ahrealty.com



PAT REYNOLDS

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## 1280 Van Buren St.



**ASKING PRICE:** \$182,777

**CITY:** FOSTORIA, OH

**LISTER:** PAT REYNOLDS

**BEDROOMS:** 3

**BATHROOMS:** 3

**LEGAL DESC.:** T2N R12501 PT N RD NW 1/4

**PARCEL #:** 550000150810

**LOT SIZE:** .62 ACRES

**AGE:** 1967

**SQUARE FOOTAGE:** 2054

**BASEMENT:** FULL (PT FINISHED)

**POSSESSION:** NEGOTIABLE

**SCHOOLS:** ARCADIA

**TAXES:** \$1236.84 PER HALF

**COUNTY:** HANCOCK



	<u>LIVING ROOM</u>	<u>DINING ROOM</u>	<u>KITCHEN</u>	<u>UTILITY ROOM</u>	<u>BATH #1</u>	<u>BATH #2</u>	<u>BATH #3</u>
<b>SIZE</b>	19 x 30	12 x 11.6	11.7 x 17	11 x 11.6	FULL	FULL	FULL
<b>LOCATION:</b>	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN	MAIN
<b>FLOORS:</b>	CARPET & HDWD	HARDWOOD	VINYL	VINYL	CERAMIC TILE	CARPET	VINYL
<b>WALLS:</b>	WALLPAPER	WALLPAPER	WALLPAPER	PANELLING	WALLPAPER	WALLPAPER	WALLPAPER
<b>FEATURES:</b>			STOVE & REFRIGERATOR MICRO & D.W.				

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>BEDROOM #3</u>
<b>SIZE</b>	12 x 16	12 x 12	10 x 12
<b>LOCATION:</b>	MAIN	MAIN	MAIN
<b>FLOORS:</b>	CARPET	CARPET	CARPET
<b>WALLS:</b>	WALLPAPER	WALLPAPER	WALLPAPER
<b>FEATURES:</b>	WALK-IN CLOSET MASTER BATH ATTACHED		

	<u>MECHANICAL</u>	<u>EXTERIOR</u>	<u>GARAGE</u>
<b>WATER:</b>	CITY	<b>TYPE:</b> RANCH	<b>SIZE:</b> 2 CAR
<b>SEWER:</b>	SEPTIC	<b>LANDSCAPE:</b> MATURE	<b>ATTACHED:</b> YES
<b>HEAT/AC:</b>	GFA	<b>STORMS:</b> YES	<b>OPENER:</b> YES
<b>BUDGET:</b>	\$75.00	<b>SCREENS:</b> YES	<b>FEATURES:</b>
<b>PLUMBING:</b>	COPPER	<b>ROOF:</b> ASPHALT SHINGLE	
<b>ELECTRICAL:</b>	BREAKER BOX	<b>CONSTRUCTION:</b> BRICK	

**ADDITIONAL COMMENTS:** 19 x 36 PATIO OFF LIVING ROOM. NEWER WINDOWS, DOUBLE PANE WITH STORMS AND SCREENS. WET BAR IN BASEMENT. BASEMENT IS PARTIALLY FINISHED WITH 532 ADDITIONAL SQ. FEET OF LIVING SPACE. VISIT WWW.AHREALTY.COM

**THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. FOR ADDITIONAL INFORMATION PLEASE CONTACT US.**

# 419-435-6677 OR 888-677-SALE