

AMERICAN HERITAGE REALTY, INC.

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

www.ahrealty.com



AGENT:
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830 Oak Park Dr.



ASKING PRICE: \$109,900

CITY: FOSTORIA

LISTER: KRISTY PERSOHN

BEDROOMS: 2

BATHROOMS: 2.5

LEGAL DESC.: OAK RIDGE CONDO UNIT 830

PARCEL #: 055312360418002256

LOT SIZE: CONDO

AGE: 1996

SQUARE FOOTAGE: 1080

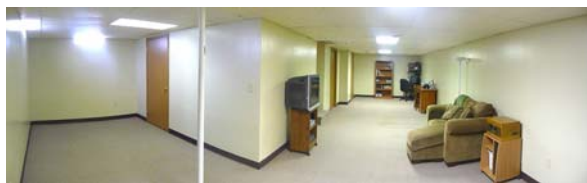
BASEMENT: FULL FINISHED

POSSESSION: 30 DAYS AFTER CLOSING

SCHOOLS: FOSTORIA/ST. WENDELIN

TAXES: \$901.78 PER HALF

COUNTY: WOOD



	<u>LIVING ROOM</u>	<u>FAMILY ROOM</u>	<u>DINING /KITCHEN</u>	<u>UTILITY</u>	<u>BATH #1</u>	<u>BATH #2</u>	<u>BATH #3</u>
SIZE	14 x 17	13 x 38	15 x 13	11 x 5	FULL	HALF	3/4
LOCATION:	MAIN	BASEMENT	MAIN	MAIN	MAIN	MAIN	BASEMENT
FLOORS:	CARPET	CARPET	LAMINATE	TILE	CERAMIC	VINYL	VINYL
WALLS:	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
FEATURES:	COAT CLOSET		CEILING FAN STOVE, REFRIGERATOR	EAT-IN AREA WASHER/DRYER	TUB/SHOWER		SHOWER

	<u>BEDROOM #1</u>	<u>BEDROOM #2</u>	<u>DEN/BEDROOM #3</u>
SIZE	9.5 x 10.10	11 x 13	13.9 x 10
LOCATION:	MAIN	MAIN	BASEMENT
FLOORS:	CARPET	CARPET	CARPET
WALLS:	PAINT	PAINT	PAINT
FEATURES:	CLOSET	CLOSET	
	ATTACHED MASTER BATH		

	<u>MECHANICAL</u>
WATER:	CITY
SEWER	CITY
HEAT/AC:	GFA/CA
BUDGET:	
PLUMBING:	MIXED
ELECTRICAL:	BREAKERS

	<u>EXTERIOR</u>
TYPE:	RANCH (CONDO)
LANDSCAPE:	YES
STORMS:	NA
SCREENS:	YES
ROOF:	ASPHALT SHINGLE
CONSTRUCTION:	

	<u>GARAGE</u>
SIZE:	1 CAR
ATTACHED:	YES
OPENER:	YES
FEATURES:	STORAGE

ADDITIONAL COMMENTS: MOVE-IN READY DETACHED CONDO WITH NEUTRAL FLOORING AND DECOR. AMPLE COMMON AREAS, LARGE BACK PATIO AND FULL FINISHED BASEMENT! LINEN CLOSET, GUEST CLOSET AND PANTRY. NEW SUMP PUMPS WITH BACK UP. EVERY ROOM HAS CABLE AND PHONE. CONDO FEES ARE \$80/MO. MOST WINDOW TREATMENTS STAY. VIEW VISUAL TOUR AT WWW.AHREALTY.COM
THIS INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. FOR ADDITIONAL INFORMATION PLEASE CONTACT US.

419-435-6677 OR 888-677-SALE