

**ALL FIELDS DETAIL**



<b>MLS #</b>	115672	<b>Bedrooms</b>	4
<b>Status</b>	Active	<b>Full Baths</b>	2
<b>Type</b>	Single Family	<b>Half Baths</b>	1
<b>Address</b>	2191 T R 229	<b>Garage</b>	Two
<b>City</b>	VAN BUREN	<b>Garage Type</b>	Attached
<b>State</b>	OH	<b>Age</b>	11 - 25 Years
<b>Zip</b>	45889	<b>Square Feet</b>	2001 - 2500
<b>Area</b>	5 REM HANCOCK CNT	<b>County</b>	Hancock
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$229,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

Virtual Tour

**GENERAL**

<b>Number of Acres</b>	1.99	<b>Agent</b>	Lauren L Heldman - CELL: (419) 348-9065
<b>Listing Office 1</b>	Re/Max Realty/Findlay - Main: (419) 423-8004	<b>Comp - BA (\$/%)</b>	2.5
<b>Year Built</b>	1988	<b>SQFT - Total</b>	2184
<b>SQFT - How Measured</b>	PCHR	<b>Lot Size</b>	1.999 ACRES +/-
<b>Listing Date</b>	10/26/2009	<b>Expiration Date</b>	4/30/2010
<b>Legal</b>	T2N R11 S17 PT N1/2 NW1/4	<b>Parcel</b>	020001015451
<b>Bath - Upper</b>	2	<b>Bath - Main</b>	.5
<b>Bath - Lower</b>	0	<b>Living Rm Size</b>	13' X 18'
<b>Living Rm Level</b>	M	<b>Family Rm Size</b>	13' X 21'
<b>Family Rm Level</b>	M	<b>Kitchen Size</b>	11' X 23'
<b>Kitchen Level</b>	M	<b>Bedroom 1 Size</b>	12' X 17'
<b>Bedroom 1 Level</b>	U	<b>Bedroom 2 Size</b>	10' X 13'
<b>Bedroom 2 Level</b>	U	<b>Bedroom 3 Size</b>	11' X 11'
<b>Bedroom 3 Level</b>	U	<b>Bedroom 4 Size</b>	10' X 10'
<b>Bedroom 4 Level</b>	U	<b>Utility Rm Size</b>	8' X 12'
<b>Utility Rm Level</b>	M	<b>Other Rm 1 Size</b>	12' X 16'
<b>Other Rm 1 Level</b>	M	<b>Other Rm 1 Description</b>	3 SEASON R
<b>Flood</b>	X	<b>Heat Budget</b>	\$81
<b>Zoning</b>	--	<b>Lockbox (Y/N/C)</b>	Y
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Update Date</b>	1/12/2010	<b>Status Date</b>	10/26/2009
<b>HotSheet Date</b>	1/12/2010	<b>Price Date</b>	1/12/2010
<b>Input Date</b>	10/26/2009 11:53:00 AM	<b>Associated Document Count</b>	2
<b>Original Price</b>	\$237,500	<b>Days On Market</b>	81
<b>Price/SFTot</b>	\$105.27		

**FEATURES**

<b>STYLE</b> 2 Story	<b>INSULATION</b> Attic Full	<b>EXTRAS</b> Porch Deck Patio Pond Shed	<b>WATER</b> Private
<b>CONSTRUCTION</b> Vinyl	<b>HEAT TYPE</b> Gas Forced Air		<b>SEWER</b> Private
<b>ROOF</b> Asphalt Shingle	<b>COOLING TYPE</b> Central Air	<b>APPLIANCES</b> Electric Range Dishwasher Microwave Water Treatment-Owned	<b>FIREPLACE</b> None
<b>FOUNDATION</b> Block			<b>POSSESSION</b> 30 Days
<b>BASEMENT</b> Partial Partial Finished			<b>SHOWING INSTRUCTIONS</b> Call Agent
			<b>SCHOOLS</b> Van Buren

**FINANCIAL**

<b>Half Yr Tax</b>	\$1035.68
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**REMARKS**

THIS FINELY APPOINTED HOME IS SITUATED ON WELL MANICURED ACREAGE SHOWCASING A SETTING WITH A POND AND IS LOCATED NEAR VAN BUREN STATE PARK. THE HOME FEATURES A FANTASTIC KITCHEN WITH ENGINEERED HARDWOOD FLOORS AND BEAUTIFUL CUSTOM MAPLE CABINETS BY CAVINS. LOTS OF GREAT UPDATES THROUGHOUT PLUS A NICE NEUTRAL DECOR. ENJOY THE EXTRA SPACE OFFERED BY THE PARTIALLY FINISHED BASEMENT WITH A WORKSHOP AREA. ELECTRIC AVG. \$91.26/MO. FOR MORE INFORMATION CONTACT LAUREN @ 419-348-9065 OR VISIT [www.findlayhome.com](http://www.findlayhome.com) FOR A REAL VIRTUAL TOUR.

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