

**ALL FIELDS DETAIL**



<b>MLS #</b>	115457	<b>Bedrooms</b>	3
<b>Status</b>	Active	<b>Full Baths</b>	2
<b>Type</b>	Single Family	<b>Half Baths</b>	0
<b>Address</b>	1601 PARKWAY	<b>Garage</b>	One
<b>City</b>	FINDLAY	<b>Garage Type</b>	Attached
<b>State</b>	OH	<b>Age</b>	51+ Years
<b>Zip</b>	45840	<b>Square Feet</b>	1001 - 1500
<b>Area</b>	1C SW FINDLAY	<b>County</b>	Hancock
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$143,500		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<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>	1960
<b>SQFT - Total</b>	1446	<b>SQFT - How Measured</b>	PCHR
<b>Lot Size</b>	56' X 130'	<b>Listing Date</b>	9/28/2009
<b>Expiration Date</b>	3/31/2010	<b>Legal</b>	SHERMAN PARK ADD LOT 49
<b>Parcel</b>	6000000294210	<b>Bath - Upper</b>	0
<b>Bath - Main</b>	2	<b>Bath - Lower</b>	0
<b>Living Rm Size</b>	13' X 19'	<b>Living Rm Level</b>	M
<b>Dining Rm Size</b>	10' X 10'	<b>Dining Rm Level</b>	M
<b>Kitchen Size</b>	9' X 12'	<b>Kitchen Level</b>	M
<b>Bedroom 1 Size</b>	13' X 13'	<b>Bedroom 1 Level</b>	M
<b>Bedroom 2 Size</b>	11' X 12'	<b>Bedroom 2 Level</b>	M
<b>Bedroom 3 Size</b>	10' X 12'	<b>Bedroom 3 Level</b>	M
<b>Other Rm 1 Size</b>	9' X 19'	<b>Other Rm 1 Level</b>	M
<b>Other Rm 1 Description</b>	SUN PORCH	<b>Flood</b>	X
<b>Heat Budget</b>	\$66	<b>Zoning</b>	A
<b>Lockbox (Y/N/C)</b>	Y	<b>Update Date</b>	9/28/2009
<b>Status Date</b>	9/28/2009	<b>HotSheet Date</b>	9/28/2009
<b>Price Date</b>	9/28/2009	<b>Input Date</b>	9/28/2009 2:04:00 PM
<b>Associated Document Count</b>	1	<b>Original Price</b>	\$143,500
<b>Days On Market</b>	1	<b>Price/SFTot</b>	\$99.24

**FEATURES**

<b>STYLE</b> 1 Story (Ranch)	<b>INSULATION</b> Attic	<b>APPLIANCES</b> Refrigerator Dishwasher Garbage Disposal	<b>FIREPLACE</b> Woodburning In Living Room
<b>CONSTRUCTION</b> Brick	<b>HEAT TYPE</b> Gas Forced Air	<b>WATER</b> Public	<b>POSSESSION</b> Other
<b>ROOF</b> Asphalt Shingle	<b>COOLING TYPE</b> Central Air	<b>SEWER</b> Public	<b>SHOWING INSTRUCTIONS</b> Call Agent
<b>FOUNDATION</b> Block	<b>EXTRAS</b> Porch		<b>SCHOOLS</b> Findlay
<b>BASEMENT</b> Crawl Space			

**FINANCIAL**

<b>Half Yr Tax</b>	\$1004.64
--------------------	-----------

**REMARKS**

CLASSIC BRICK RANCH WITH A GREAT VIEW OF SHERMAN PARK. BEAUTIFUL HARDWOOD FLOORS IN ALL BEDROOMS PLUS CERAMIC TILE FLOORS. NICE SCREENED PORCH. ADDITIONAL UPDATES INCLUDE ROOF, FURNACE, CENTRAL AIR, BREAKER BOX, CERAMIC TILE BACK SPLASH IN KITCHEN AND NEW COUNTERTOPS. EXTERIOR TRIM PAINTED PLUS COMPLETE INTERIOR. SUBJECT TO SELLER FINDING SUITABLE HOUSING. CALL LAUREN AT 419-348-9065.

**DISCLAIMER**

The information provided by Heartland Board of REALTORS is compiled from misc. sources and neither HBOR nor the listing brokers nor its agents or sub agents are responsible for the accuracy of the information. EQUAL HOUSING OPPORTUNITY