

**ALL FIELDS DETAIL**



<b>MLS #</b>	114642	<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>	757 TIMBERVIEW	<b>Garage</b>	Two
<b>City</b>	FINDLAY	<b>Garage Type</b>	Attached
<b>State</b>	OH	<b>Age</b>	11 - 25 Years
<b>Zip</b>	45840	<b>Square Feet</b>	2001 - 2500
<b>Area</b>	1A NE FINDLAY	<b>County</b>	Hancock
<b>Class</b>	RESIDENTIAL		
<b>Asking Price</b>	\$284,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

Virtual Tour

**GENERAL**

<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>	1998
<b>SQFT - Total</b>	2490	<b>SQFT - How Measured</b>	PER APPRAISER
<b>Lot Size</b>	82X135	<b>Listing Date</b>	6/10/2009
<b>Expiration Date</b>	6/30/2010	<b>Legal</b>	LAKEVIEW PARK EST 1ST ADD LOT 35
<b>Parcel</b>	58 0001014355	<b>Bath - Upper</b>	2
<b>Bath - Main</b>	.5	<b>Bath - Lower</b>	0
<b>Living Rm Size</b>	15X16	<b>Living Rm Level</b>	M
<b>Dining Rm Size</b>	11X11	<b>Dining Rm Level</b>	M
<b>Family Rm Size</b>	15X16	<b>Family Rm Level</b>	M
<b>Kitchen Size</b>	10X22	<b>Kitchen Level</b>	M
<b>Bedroom 1 Size</b>	14X15	<b>Bedroom 1 Level</b>	U
<b>Bedroom 2 Size</b>	10X16	<b>Bedroom 2 Level</b>	U
<b>Bedroom 3 Size</b>	15X13	<b>Bedroom 3 Level</b>	U
<b>Bedroom 4 Size</b>	11X12	<b>Bedroom 4 Level</b>	U
<b>Utility Rm Size</b>	6X11	<b>Utility Rm Level</b>	M
<b>Other Rm 1 Size</b>	11X11	<b>Other Rm 1 Level</b>	L
<b>Other Rm 1 Description</b>	OFFICE	<b>Flood</b>	X
<b>Zoning</b>	A	<b>Lockbox (Y/N/C)</b>	C
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Update Date</b>	4/22/2010	<b>Status Date</b>	6/10/2009
<b>HotSheet Date</b>	4/22/2010	<b>Price Date</b>	4/22/2010
<b>Input Date</b>	6/10/2009 1:13:00 PM	<b>Associated Document Count</b>	1
<b>Original Price</b>	\$298,700	<b>Days On Market</b>	319
<b>Price/SFTot</b>	\$114.42		

**FEATURES**

<b>STYLE</b>	2 Story	<b>INSULATION</b>	Full	<b>APPLIANCES</b>	Electric Range	<b>FIREPLACE</b>	One
<b>CONSTRUCTION</b>	Brick	<b>HEAT TYPE</b>	Gas Forced Air	Dishwasher		In Living Room	
	Vinyl	<b>COOLING TYPE</b>	Central Air	Garbage Disposal		In Family Room	
<b>ROOF</b>	Asphalt Shingle	<b>EXTRAS</b>	Porch	Microwave		<b>POSSESSION</b>	Immediate
<b>FOUNDATION</b>	Pour		Deck	<b>WATER</b>	Public	<b>SHOWING INSTRUCTIONS</b>	Appointment Only
<b>BASEMENT</b>	Full		Security System	<b>SEWER</b>	Public	Call Agent	
	Partial Finished					<b>SCHOOLS</b>	Findlay

**FINANCIAL**

<b>Half Yr Tax</b>	1,797.84
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**REMARKS**

This finely appointed home was custom built by Couchot Homes and it was featured as a Parade Home. This handsome brick house is accented by the custom designed landscaping. The arched front porch leads to spacious, open arch ways in the house that enhance the beauty of this home. Also, enjoy the see thru fireplace from the living room to the family room, the lovely oak kitchen cabinetry and the beautiful hardwood floors. Nicely upgraded bathrooms have ceramic tile floors. As an added bonus, this home also offers a basement that showcases a Media area that is 18x17, recreation area 13x23, office 11x11, and 11x16 storage area.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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