



MLS# 4636161

PROPERTY ADDRESS: 508 S. Main St.  
West Unity, OH

ROOMS: 6 BEDROOMS: 3 BATHS: 1

PRICE: \$64,900.00



103 E. JACKSON ST., WEST UNITY, OH (419)924-2055

Type Property	<b>Residential</b>
Construction	<b>Wood frame</b>
Age/Condition	<b>1972/redecorated/good</b>
Foundation	<b>Poured floor</b>
Type Windows	<b>Vinyl replacement</b>
Type Siding	<b>Vinyl and brick</b>
Type Roofing	<b>Shingle</b>
Type Heat	<b>Elec. ceiling cable</b>
Fuel Costs	
Electric	
Water Heater	<b>Elec.</b>
Lot Size	<b>80 X 150</b>
Taxes	<b>\$535.42 1/2 year</b>
Assessments	<b>None</b>
Reason Selling	<b>Bank owned</b>
Possession	<b>Closing</b>
Public School	<b>Millceek West Unity</b>
Parcel Number	<b>074-808-08-077.000</b>

FLOOR	1ST	2ND	LOWER
Living Rm.	15 x 16		
Dining Rm.	Kit. combo		
Kitchen	9 X 16		
Half-Bath			
Bath	5 X 9		
Master BR	11 X 11		
Mstr. Bath			
BR 2	11 X 11		
BR 3	9 X 11		
Breezeway			
Shed	12 x 16		
Utility	5 X 7		
Garage	12 X 24		

**DIRECTIONS:** South of stop light on St.Rt.191(S. Main St.) to property, west side of street.

**TOTAL SQ FT LIVING SPACE:**

Linoleum	<b>Bath</b>	Storm Doors	<b>Yes</b>
Carpet	<b>New</b>	Strm. Wndws.	<b>No</b>
HW Floors	<b>Laminate</b>	Screens	<b>Yes</b>
Win.Trtmnt.		Cable	<b>Available</b>
Softener		TV Antenna	<b>No</b>
Dishwasher		Drywall	<b>Yes</b>
Disposal		Plaster Wall	<b>No</b>
Range		City Water	<b>Yes</b>
Refrigerator		Gas	<b>Available</b>
Air Conditioner		San. Sewer	<b>Yes</b>
Fireplace		Septic Tank	<b>No</b>
Attic Fan		Curbs	<b>No</b>
Insulation	<b>Yes</b>	Paved Streets	<b>Yes</b>
Attic	<b>Yes</b>	Concrete Dr.	<b>Partial</b>
S/Walls	<b>Yes</b>	Fenced Yard	<b>No</b>

REMARKS: HOME HAS JUST BEEN REDECORATED INSIDE WITH NEW CARPET, LAMINATE FLOORS AND PAINTING. PROPERTY ACCEPTED WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND OR NATURE & IN ITS PRESENT "AS IS" CONDITION BASED SOLELY ON BUYER'S OWN INSPECTION. SELLER HAS NEVER OCCUPIED PROPERTY. SELLER CAN NEITHER CONFIRM NOR DENY ANY PROBLEMS WITH THE PROPERTY IN ANY EXIST. NO DISCLOSURES.

**LISTED BY BART WESTFALL 419-553-0323 (Cell)**

**REALTORS & ASSOCIATES**

- Ben Westfall 924-2055
- Bart Westfall 924-2998
- Kevin Gray 924-2749
- Dave Graber 682-5405
- Doug Carlin 682-9711
- Rachelle Croft 553-0724

