

LISTING ID #3525



Listing Agent – Isaac Hoying
937-538-0456

SELLER: Hull, David & Judy

ADDRESS: 713 Stratford Drive, Sidney, Ohio

SQ FOOTAGE: 2322 sq. ft.

LOT SIZE: 109' x 170'

TAXES: \$2,424.00 per year

GARAGE: Two car attached 22' x 23'

BEDROOMS: Four

Master	Bedroom #2	Bedroom #3	Bedroom #4
17'6" x 11'5"	14'4" x 11'9"	16'4" x 11'5"	10'5" x 9'9"

BATHS: 2 ½ baths

KITCHEN: 19'10" x 12' with eat-at bar

DINING ROOM: 12'8" x 11'

FAMILY ROOM: 20'8" x 13'

UTILITY ROOM: In basement

TYPE OF HEAT: Gas forced air

CENTRAL A/C: Yes

FOUNDATION: Full basement

FIREPLACE: Yes – wood burning now converted to gas

PATIO: 14' x 14'

NOTES: Home to include refrigerator, dishwasher, stove, microwave & garage cabinets.
New cherry hardwood floor, new front door 2016, many new updates.

YEAR BUILT: 1986

BUYER/BROKER CO-OP: 2%

SELLING PRICE: **\$225,000.00**

<p>ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.</p>
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