\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_





# Century 21

## Sunway Realty LLC

**930 E. Columbus St.**

**Kenton, Ohio 43326**

**Phone: 419-675-2333**

**Fax: 419-675-2899**

**Ad Code: KP-301**

**MLS #**

**LISTER:**

**Doug Carmean**

**567-674-8688**

**ADDRESS: 301 E. Valerie Ave. Ada 7-RMS 3-BDRMS 1- BA PRICE: $110,000**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## TYPE: 1 Story/Ranch ELEC. SERVICE: All electric

**CONST: Stick/Vinyl HEAT: Baseboard Heat**

**LOT SIZE: 84 x 107** **AIR COND.: No central air**

**TAXES: $1168.00 WATER: City**

**AGE: 1970 SEWER: City**

**SCHOOL: Ada Schools ROOF: Shingle-5 yrs**

**ZONING: Residential DRIVE: Concrete**

1 ST FLOOR 2ND FLOOR FLOORING

**POSSESION:** **Immediate**

## KITCHEN: 20’x13’ Wood LIV. SQ. FT.: 1100 sq ft

## DINING: BASEMENT: Crawl

## LIVING: 20’x12’ Carpet GARAGE: 2 car attached

## BATH: 5’x8’ Vinyl WINDOWS: Vinyl 2 yrs. old

## BATH: INSULATION: New 2 yrs. old

## (M)BEDRM: 12’x10’ Carpet KIT. CABINETS: New 2 yrs. old

## BEDRM: 12’x9’ Carpet DISHWASHER: New 2 yrs. old

## BEDRM: 10’x9’ Carpet DISPOSAL: No

**UTILITY: 8’x5’ Vinyl BUILT-INS: Refrig,stove,dishwasher**

**OFFICE:**

**Enchanting Residence** Stylish flair! Check the virtues of this elegant residence. Delightfully different home that's a haven of serenity. Circle this 3-bedroom residence with heavenly comforts. Interesting style and flair! A charming ambiance enhances this engaging residence. Provides lovely living. Informally stylish home. Extraordinary residence with gorgeous appointments. Warmth and charm pervade this very fine treasure of a home. Do come see all that it offers









**THIS INFORMATION THOUGH BELIEVED ACCURATE IS NOT GUARANTEED**