

**MLS #: RS134142A (Active) List Price: \$190,000**

10488 Township Hwy 132 Nevada, OH 44849



**STYLE:** Split Level  
**BEDROOMS:** 5  
**FULL BATHS:** 3  
**HALF BATHS:** 0  
**YEAR BUILT:** 1977  
**SQFT-TOTAL:** 2070  
**GARAGE:** Two  
**GARAGE TYPE:** Attached  
**FIREPLACE:** One, Gas, In Family Room

**ADDRESS 2:**  
**FOR SALE/RENT:** For Sale  
**LEASE PRICE:**  
**AREA:** Wyandot Co  
**COUNTY:** Wyandot  
**TOWNSHIP:** Eden  
**SCHOOLS:** Other

**APX LOT SIZE:** 212x324**APX ACRES:****ZONING:** x**FLOOD:** OT**LEGAL:** S358 HOMESTEAD ACRES SD LOT22**PARCEL #:** 13-059000.0000**HALF YR TAX:** 939.2**TAXES TBD:****SPECIAL ASSESSMENT:****CONDO/HOA FEE:****SQFT RANGE:** 2001-2500**SQFT-HOW MEASURED:** Auditor**AGE INFO:** 26-50 Years**BATHS-LOWER:** 1**BATHS-MAIN:** 2**BATHS-UPPER:** 0

	Level:	Dimensions:	Description:		Level:	Dimensions:	Description:
Living Room:	M	18x12		Bedroom 3:	M	12x10	
Dining Room:	M		combined with kitch	Bedroom 4:	M	11x10	
Family Room:	M	21x19		Utility Room:	M		
Kitchen:	M	25x11		Other Room 1:	L	25x12	
Bedroom 1:	M	20x12		Other Room 2:	L		Bedroom
Bedroom 2:	M	16x11		Other Room 3:	L		Full Bathroom

**EXTRAS:** Deck, Patio, Outbuildings, Shed, More than 1 Bath**APPLIANCES:** Refrigerator, Range/Oven, Electric Range, Dishwasher, Garbage Disposal, Microwave, Washer, Dryer, Water Treatment-Rented**CONSTRUCTION:** Vinyl**ROOF:** Asphalt Shingle**FOUNDATION:** Block**BASEMENT:** Full Finished, Walk Out**INSULATION:** Attic, Full**HEAT TYPE:** Forced Air, Propane**COOLING TYPE:** Central Air**WATER:** Well**SEWER:** Septic**COMP SA (\$%):** 0**COMP BA (\$%):** 2.5**LOCKBOX:** Yes**POSSESSION:** **SHOWING INSTRUCTIONS:** Appointment Only, Call Listing Office, Call Agent, 24 Hr Notice, Lock Box**DIRECTIONS:** East from Upper Sandusky on Lincoln Hwy./CR 330. Left onto TH 132. Home is on the right side of road

**REMARKS:** Great family home! This multi-level home has just been redecorated and features spacious rooms, five bedrooms, three full baths. Large great room with propane fireplace overlooks wrap around deck with hot tub and scenic view. Extra large lot with large garden. New floor and wall coverings. A 26 x 40 pole building with attached shed offers additional garage space and shop area. This home has many other amenities.

**ADDITIONAL REMARKS:****ORIGINAL LIST PRICE:** \$190,000**RENTED/LEASED DATE:****RENTED/LEASED PRICE:****LIST DATE:****EXPIRE DATE:****CONTRACT DATE:****DAYS ON MARKET:** 3**DISPLAY ON INTERNET:** Yes**DISPLAY ADDRESS:** Yes**ALLOW AVM:** Yes**ALLOW COMMENTS:** Yes**Office Name:** Regina Vent Realty LLC (#:110)**Main:** (419) 209-0905**Fax:** 0-**Office/Firm License:** 2010000252**Listing Agent:** John Grafmiller (#:581)**License Number:** 2012001071**Contact #:** (419) 310-0841**Agent Email:** [jgrafmiller68@gmail.com](mailto:jgrafmiller68@gmail.com)**Co-OFFICE NAME:** Regina Vent Realty LLC (#:110)**Co-MAIN:** (419) 209-0905**Co-FAX:** 0-**Co-OFFICE/FIRM LICENSE:** 2010000252**Co-LISTING AGENT:** Regina Vent (#:428)**Co-LICENSE NUMBER:** 2010003467**Co-CONTACT #:** (419) 209-0905**Co-AGENT EMAIL:** [r.vent@yahoo.com](mailto:r.vent@yahoo.com)