

**MLS #: RS134238A (Active) List Price: \$410,000**

5512 Brookview Lane Upper Sandusky, OH 43351



**STYLE:** 2 Story  
**BEDROOMS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**YEAR BUILT:** 2013  
**SQFT-TOTAL:** 2338  
**GARAGE:** Three  
**GARAGE TYPE:** Attached  
**FIREPLACE:** One, In Living Room

**ADDRESS 2:**  
**FOR SALE/RENT:** For Sale  
**LEASE PRICE:**  
**AREA:** Wyandot Co  
**COUNTY:** Wyandot  
**TOWNSHIP:** Crane  
**SCHOOLS:** Upper Sandusky

**APX LOT SIZE:** 1.17 Acres**APX ACRES:** 1.17**ZONING:** X**FLOOD:** X**LEGAL:** S036 ROTH ESTATES SD LOT2**PARCEL #:** 6-328000.000**HALF YR TAX:** 1605.92**TAXES TBD:** No**SPECIAL ASSESSMENT:**  
**HOMESTEAD REDUCTION:****CONDO/HOA FEE:****SQFT RANGE:** 2501-3000**SQFT-HOW MEASURED:** Auditor**AGE INFO:** 1-5 Years**BATHS-LOWER:** 1**BATHS-MAIN:** 1.5**BATHS-UPPER:** 1

	Level:	Dimensions:	Description:		Level:	Dimensions:	Description:
Living Room:	M	21x14.9		Bedroom 3:	U	11.10x12.8	
Dining Room:				Bedroom 4:	U	11.11x13.11	
Family Room:	L	40x15		Utility Room:	M	9.11x9.8	
Kitchen:	M	22.1x15.3		Other Room 1:	M	13x10.2	Full Bath w/ bedroom
Bedroom 1:	M	15.7x14.7		Other Room 2:	U	10.3x8.1	Upstairs bathroom
Bedroom 2:				Other Room 3:			

**EXTRAS:** Porch, Deck, Patio**APPLIANCES:** Refrigerator, Dishwasher, Garbage Disposal, Microwave, Double Oven, Other**CONSTRUCTION:** Stone, Vinyl**HEAT TYPE:** Propane, Geothermal**ROOF:** Asphalt Shingle**COOLING TYPE:** Central Air**FOUNDATION:** Block**WATER:** Public**BASEMENT:** Full Finished, Partial Finished, Walk Out**SEWER:** Public**INSULATION:** Full**COMP SA (\$/%)**:**COMP BA (\$/%)**: 3%**LOCKBOX:** Yes**POSSESSION:** See Remarks**SHOWING INSTRUCTIONS:** Appointment Only, Call Listing Office, 24 Hr Notice, Lock Box**DIRECTIONS:** From 330 W turn S on CH 124. Turn into the 1st drive of Brookview Ln. Home is the 2nd on the N side.

**REMARKS:** This quality built well maintained 4 bedroom, 3 and a 1/2 bath home is located in Brookview Estate. An opened floor plan with cathedral ceiling and the grand fireplace makes this property feel like home. The eat-in kitchen with cherry cabinets and granite countertops features a sit down island, double oven, propane stove top, microwave, dishwasher, and a deck. Main floor also includes: owner's suite, den and laundry room. The second story loft overlooks the open stairway and the grand fireplace. The lower level is perfect for entertaining with a family room, kitchenette, full bathroom, and a walk out patio. Square footage of the home including the basement is close to 4900. Truly a distinctive home. Call Regina Vent Realty today for your showing! 419-294-2000

**ADDITIONAL REMARKS:** "Special Financing Incentives available on this property from SIRVA Mortgage". Home is plumbed for a whole house generator. The refrigerator in the main kitchen and the generator do not stay with the home. The refrigerator and dishwasher in the basement stays with the home. Property has access to major highways.

**ORIGINAL LIST PRICE:** \$410,000**RENTED/LEASED DATE:****RENTED/LEASED PRICE:****LIST DATE:****EXPIRE DATE:****CONTRACT DATE:****DAYS ON MARKET:** 13**DISPLAY ON INTERNET:** Yes**DISPLAY ADDRESS:** Yes**ALLOW AVM:** No**ALLOW COMMENTS:** Yes**Office Name:** Regina Vent Realty LLC (#:110)**Main:** (419) 209-0905**Fax:** 0-**Office/Firm License:** 2010000252**Listing Agent:** Regina Vent (#:428)**License Number:** 2010003467**Contact #:** (419) 209-0905**Agent Email:** [r.vent@yahoo.com](mailto:r.vent@yahoo.com)