

MLS #: RS140072A (Active)

List Price: \$309,900

801 Pleasantview Upper Sandusky, OH 43351



**STYLE:** 2 Story  
**BEDROOMS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**YEAR BUILT:** 1947  
**APX TOTAL SQFT:** 2690  
**GARAGE:** Two  
**GARAGE TYPE:** Attached  
**FIREPLACE:** One, Woodburning

**ADDRESS 2:**  
**FOR SALE/RENT:** For Sale  
**LEASE PRICE:**  
**LISTING TYPE:** Sale  
**AUCTIONEER ESTIMATED RANGE:**  
**AREA:** REM Wyandot Co  
**COUNTY:** Wyandot  
**TOWNSHIP:**  
**SCHOOLS:** Upper Sandusky

**APX LOT SIZE:** . **APX ACRES:** 6.69 **ZONING:** . **FLOOD:** Other

**LEGAL:** LNDL NW COR SE1/4 NW1/4

**PARCEL #:** 6-450480.0000

**FULL YEAR TAX:** 1450.2

**TAXES TBD:** No

**HOMESTEAD REDUCTION:** 285.48

**SPECIAL ASSESSMENT:**

**HOA FEE:**

**SQFTMSRD:** Auditor

**BMNTSQFT:** 1288

**BSMTSFHOWMSRD:** Public Records

	Level:	Dimensions:	Description:		Level:	Dimensions:	Description:
Living Room:	Main	15'5 x 25'9		Bedroom 1:	Upper	11'4 x 13'1	
Dining Room:	Main	13' x 15'7		Bedroom 2:	Upper	10'11 x 13'1	
Family Room:	Main	13'8 x 14'11		Bedroom 3:	Upper	15'6 x 19'6	
Kitchen:	Main	9' x 15'		Bedroom 4:		.	
Utility:		.		Bath 1:	Lower	5'2 x 5'8	
Other Room 1:	Main	13' x 15'7	Kitchen Eating Area	Bath 2:	Upper	7'1 x 8'6	
Other Room 2:	Main	11'4 x 14'11	Sun Room	Bath 3:		.	
Other Room 3:		.		Bath 4:		.	

**EXTRAS:** Deck, More than 1 Bath

**APPLIANCES:**

**CONDO/HOA:**

**EXTERIOR:** Vinyl Siding

**ROOF:** Asphalt

**FOUNDATION:** Block

**BASEMENT:** Partial

**COMP SA (\$/%):**

**COMP BA (\$/%):** 2.5

**HEAT TYPE:** Forced Air, Natural Gas

**COOLING TYPE:** Central Air

**WATER:** Public

**SEWER:** Private Sewer

**DUAL/VARIABLE RATE:** No

**LOCKBOX:** Yes

**POSSESSION:** Negotiable

**SHOWING INSTRUCTIONS:** Call Agent, 24 Hr Notice

**DIRECTIONS:** S. Sandusky Ave. (State Route 199). "S" curve turns into Pleasantview Street. Last home on left side of street before leaving the city.

**REMARKS:** You will not find many homes like this. Sitting just at the edge of Upper Sandusky on over 6 acres, with city water, this 3 bedroom 2 full bath home has lots of appeal. It features a foyer with open staircase, large living-room with a wood-burning fireplace, formal dining-room, kitchen with an eating area, plus a screened porch that overlooks the acreage. The home is filled with an abundance of light through its replacement windows and has been freshly painted throughout. Other amenities are a 2 car attached garage, circular driveway, concrete pad for guest parking and vinyl siding.

**AGENT TO AGENT REMARKS:**

**ORIGINAL LIST PRICE:** \$359,000

**RENTED/LEASED DATE:**

**RENTED/LEASED PRICE:**

**LIST DATE:**

**EXPIRE DATE:**

**CONTRACT DATE:**

**DAYS ON MARKET:** 70

**DISPLAY ON INTERNET:** Yes

**DISPLAY ADDRESS:** Yes

**ALLOW AVM:** No

**ALLOW COMMENTS:** Yes





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