

Listing #20193158  
**\$94,900 (LP)**  
**\$96,500 (SP)**  
**Price/SqFt: 60.31**  
SP % LP: 101.69

308 S Wayne St, Fremont, OH 43420 \* **Sold** (09/06/19) **DOM: 63**  
**Beds: 3\*** **Baths: 1 (1 0) (FH)\*** **Sq Ft: 1600\*** **Lot Sz: 0.1056ac**  
**Area: Fremont/Lindsey** **Yr: 1900\***

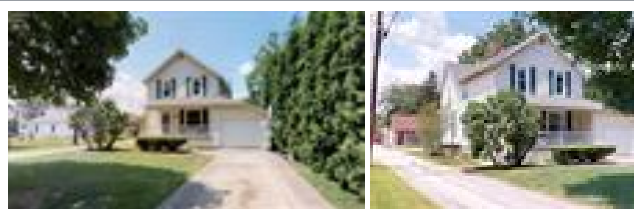
Remarks

LIVE IN THE HEART OF IT ALL!!! VINYL SIDED, TWO-STORY NEAR THE GROVE MAKES THIS A GREAT STARTER HOME! Enjoy mornings/evenings on the welcoming covered front porch or while watching the kids play in the deep front lawn. Beautiful Maple tree offers shade and privacy, with gorgeous colors in the Fall. Lots of original woodwork & character still exists but so many updates have been done since 2006; 30 yr asphalt shingle roof, Carrier A/C & furnace, 2nd floor ductwork for A/C, gas HWH, huge full bath

Picture



[Pictures \( 25 \)](#)



<b>Agent</b>	Haley A Ashton (ID: HAASHTON) Primary:419-603-0166 Secondary:419-333-8326 Lic: 2017002406		
<b>Office</b>	Wendt Key Team Realty (ID:F33501) Phone: 419-333-8326, FAX: 419-333-9636 Broker Lic.: 0700337883		
<b>Property Type</b>	Residential	<b>Property Subtype(s)</b>	Single Family
<b>Status</b>	<b>Sold</b> (09/06/19)		
<b>Agreement Type</b>	Excl. Right to Sell		
<b>Area</b>	Fremont/Lindsey		
<b>School System</b>	Fremont		
<b>1/2 Year Taxes</b>	\$564.49		
<b>Cross Street</b>	N/A		
<b>Township</b>	Sandusky		
<b>County</b>		<b>Parcel ID</b>	<a href="#">345000130600</a>
<b>Legal Description</b>	1306 S 40FT OF E 49FT & 1305 S 40 FT		
<b>Beds</b>	3*	<b>Baths (FH)</b>	1 (1 0)*
<b>Year Built</b>	1900*	<b>Sq Ft Source</b>	Tax Assessor
<b>Approx Square Feet</b>	1600*	<b>Lot Acres (approx)</b>	0.1056
<b>Lot Sq Ft (approx)</b>	4600	<b>Entry Date</b>	07/06/19
<b>Listing Date</b>	07/05/19	<b>Price / SqFt</b>	60.31
<b>Original Price</b>	98,500		
<b>On Market Date</b>	07/05/19		
<b>Agent Remarks</b>	SimpliSafe audio & video camera on front porch only. No commission paid on seller concessions. Home is contingent on the seller finding suitable housing. There are two cats in the home, please do not let them out. Any questions call/text Haley 419-603-0166.		

**Directions to Property** From W State St to N Front St, right on Birchard Ave, Left on S Wayne St. Home is on the right, next to alley.

**Selling Information**

<b>Selling Price</b>	96,500	<b>Selling Date</b>	09/06/19
<b>Listing Price</b>	94,900	<b>Pending Date</b>	09/06/19
<b>SP % LP</b>	101.69	<b>Original Price</b>	98,500
<b>Comments</b>		<b>Selling Office</b>	Wendt Key Team Realty (F33501)
<b>Selling Agent</b>	Haley A Ashton (HAASHTON)	<b>Selling Co-Office</b>	
<b>Selling Co-Agent</b>			
<b>Concessions</b>	Yes (\$5790 in seller concessions)		
<b>Terms</b>	Other		

<b>Total # of Rooms</b>	#7
<b>Dining Room Type</b>	Formal
<b>Living Room</b>	12.10x11.40 Level: Main
<b>Dining Room</b>	15x10 Level: Main
<b>Kitchen</b>	19x15 Level: Main
<b>Foyer</b>	12x4
<b>Master Bedroom</b>	11.10x10 Level: 2nd Floor
<b>2 Bedroom</b>	11.60x9.50 Level: 2nd Floor
<b>3 Bedroom</b>	11x9 Level: 2nd Floor
<b>Laundry Room</b>	11x10 Level: 2nd Floor
<b>Additional Rooms</b>	Landing (10.8x6.11)
<b>Style</b>	2 Story
<b>Extras</b>	Cable, Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Microwave, Range, Refrigerator, Thermo Pane, Washer
<b>Home Warranty</b>	Yes
<b>Warranty Company</b>	First American
<b>Water Related</b>	No
<b>Flood Plain</b>	Unknown
<b>Soil Erosion</b>	Unknown
<b>ExteriorConstruction</b>	Vinyl Siding
<b>Roof</b>	Asphalt
<b>Roof Comment</b>	Total tear off 2006
<b># of Garage Spaces</b>	1.00
<b>Parking Features</b>	Attached, Garage Door Opener, Off Street, Paved Drive
<b>Substructure</b>	Basement
<b>Basement</b>	Full
<b>Electricity</b>	ON
<b>Electric</b>	200+ Amp Service
<b>Heat Source</b>	Gas
<b>Heat Source Comment</b>	Furnace & A/C new 2008
<b>Heat System</b>	Forced Air
<b>Air Conditioning</b>	Central
<b>Electric Provided By</b>	AEP
<b>Gas Provided By</b>	Columbia Gas
<b>Sewer</b>	Public Sewer
<b>Water</b>	Public

#### Financial Information

<b>Tax Year</b>	2019	
<b>Owner Name</b>	Zebrowski	<b>Owner Phone</b>
<b>Showing Instructions</b>	ShowingTime, Key, Lock Box	
<b>Allow Photography?</b>	No	
<b>Commission</b>	<b>Sub-Code</b>	<b>Buy-Code</b>
	0.0	2.8
<b>Possession</b>	After Closing (30 days after closing)	

\* Denotes information autofilled from tax records.

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 U.S. Patent 6,910,045  
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