

Listing #20174759

**\$154,900 (LP)****\$134,500 (SP)****Price/SqFt: 68.34**

SP % LP: 86.83

1707 Birchard Ave, Fremont, OH 43420 \* **Sold** (12/27/17) **DOM:** 117**Beds:** 3\***Baths:** 2 (2 0) (FH)\***Sq Ft:** 1968**Lot Sz:** 0.1722ac**Area:** Fremont/Lindsey**Yr:** 1947\*

## Remarks

BEAUTIFUL, WELL MAINTAINED HOME WITH LOVELY CURB APPEAL NEAR SPIEGEL GROVE & BIRCHARD PARK! This 3 bdrm, 2 bth home was tastefully renovated in 2011 with many great updates including a Trane XR95 furnace, central A/C, 200 amp electrical panel, double & triple thermopane windows & more! Both LR & DR feature gorgeous hardwood floors, picture windows and cove ceilings. The remote controlled gas fireplace is a focal point in the LR that is sure to keep you warm. Kitchen has hickory cabinets,

## Picture



## Pictures ( 22 )



**Agent Office**  
**Property Type**  
**Status**  
**Agreement Type**  
**Lease/Rental**

Haley A Ashton (ID: HAASHTON) Primary:419-603-0166 Secondary:419-333-8326 Lic: 2017002406  
 Wendt Key Team Realty (ID:F33501) Phone: 419-333-8326, FAX: 419-333-9636 Broker Lic.: 0700337883  
 Residential **Property Subtype(s)** Single Family  
**Sold** (12/27/17) (Kickout-cont to show)  
 Excl. Right to Sell  
 No

**Area**  
**School System**  
**1/2 Year Taxes**

Fremont/Lindsey  
 Fremont  
 \$532.26 (\$688.39-\$156.13 (HMSTD EXPMT)=\$532.26)

**Cross Street**  
**Township**  
**County**  
**Legal Description**  
**Beds**  
**Year Built**  
**Approx Square Feet**  
**Lot Sq Ft (approx)**  
**Lot Dimensions**

Wilson Ave  
 n/a  
 Sandusky  
 5165  
 3\*  
 1947\*  
 1968  
 7501  
 150'x50'

**Parcel ID**[345000516500](#)**Baths (FH)**

2 (2 0)\*

**Sq Ft Source** Public Records  
**Lot Acres (approx)****Price / SqFt** 68.34  
0.1722

**Listing Date**  
**Original Price**  
**On Market Date**  
**Agent Remarks**

09/01/17  
 165,000  
 09/01/17

**Entry Date**

09/03/17

Sellers are requesting buyers be pre-approved before a showing. For showings, please use ShowingTime, but you can call Carol M-F 8-5 at 419-333-8326. After hours/weekends, call/text Haley Ashton 419-603-0166.  
 From West State St-South on Wilson Ave, right on Birchard-home is on the left.

**Directions to Property****Selling Information**

**Selling Price**  
**Listing Price**  
**SP % LP**  
**Comments**  
**Selling Agent**  
**Selling Co-Agent**

134,500  
 154,900  
 86.83  
 Kyle M Recker (KMRECKER)

**Selling Date**  
**Pending Date**  
**Original Price**

12/27/17  
 12/27/17  
 165,000

**Selling Office**  
**Selling Co-Office**

Howard Hanna - Port Clinton (F32001)

<b>Concessions Terms</b>	No FHA
<b>Total # of Rooms</b>	#7
<b>Dining Room Type</b>	Formal
<b>Living Room</b>	23.20x13.40 Level: Main
<b>Dining Room</b>	12x11 Level: Main
<b>Kitchen</b>	24x9 Level: Main
<b>Foyer</b>	6x5
<b>Master Bedroom</b>	17.70x13.10 Level: 2nd Floor
<b>2 Bedroom</b>	11.80x11.40 Level: 2nd Floor
<b>3 Bedroom</b>	11x9 Level: 2nd Floor
<b>Other Room</b>	16x15 Level: Main
<b>Style</b>	2 Story
<b>Extras</b>	Cable, Ceiling Fan, Dishwasher, Dryer, Fireplace:Gas, Freezer, Garbage Disposal, Kitchen Ventilator, Microwave, Range, Refrigerator, Shed/Storage, Storm Windows, Thermo Pane, Washer
<b>Home Warranty</b>	Yes
<b>Warranty Company</b>	First American
<b>Water Related</b>	No
<b>Flood Plain</b>	No
<b>Soil Erosion</b>	Unknown
<b>ExteriorConstruction</b>	Vinyl Siding
<b>Roof</b>	Asphalt, Rubber
<b>Roof Comment</b>	House roof new in 2008. Garage roof in 2014.
<b>Patio/Deck</b>	Composite deck new in 2015
<b># of Garage Spaces</b>	2.00
<b>Parking Features</b>	Detached, 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, Circuit Breakers
<b>Heat Source</b>	Gas
<b>Heat System</b>	Forced Air, Radiant
<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>	2016	
<b>Owner Name</b>	Schauder	<b>Owner Phone</b>
<b>Showing Instructions</b>	Lock Box	
<b>Commission</b>	<b>Sub-Code</b>	<b>Buy-Code</b>
	0.0	2.8
<b>Possession</b>	TBD	
<b>Possible Short Sale</b>	No	

\* Denotes information autofilled from tax records.

All data subject to errors, omissions or revisions and is NOT warranted.

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U.S. Patent 6,910,045

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