

Listing #20192325

**\$89,900 (LP)**

**\$75,000 (SP)**

**Price/SqFt: 0.00**

SP % LP: 83.43

403 E State St, Fremont, OH 43420 **Sold** (08/26/19) **DOM: 98**

**Sq Ft:**

**Lot Sz: 1sqft**

**Area: Fremont/Lindsey**

**Yr: 1910**

**Remarks**

LIVE OR WORK IN LOWER UNIT AND RENT UPPER UNIT! property is zoned B-2, so LOWER unit would make great office, etc. Currently has Living room, dining room, 2 bedrooms, bath, kitchen. Central air. Furnace new 2018. UPPER unit has living room, dining room, 2 bedrooms, office, bath, kitchen. Walk up attic with additional living space. Furnace approx 6+- years. There is an 18' x 22' garage. House roof approx. 4+- years new. Separate utilities. There is another home behind that is need of EXTENSIVE rehab or

Picture



Pictures ( 25 )



<b>Agent Office</b>	Cindy A Gabel (ID: CGABEL) Primary:419-334-2121 Secondary:419-355-5086 Other:419-332-4515 Lic: 250683 Century 21 Wilcox & Associates (ID:1654) Phone: 419-334-2121 Broker Lic.: 250683
<b>Property Type</b>	Multiple Units
<b>Status</b>	<b>Sold</b> (08/26/19)
<b>Year Built</b>	1910
<b>Approx Square Feet</b>	0
<b>Lot Sq Ft (approx)</b>	1
<b>Agreement Type</b>	Excl. Right to Sell
<b>County</b>	Sandusky
<b>Area</b>	Fremont/Lindsey
<b>School System</b>	Fremont
<b>Township</b>	Fremont City
<b>Cross Street</b>	S. Ohio Ave
<b>Listing Date</b>	05/20/19
<b>Original Price</b>	89,900
<b>On Market Date</b>	05/20/19
<b>Agent Remarks</b>	Lockbox for duplex has keys for up and down; located on side door by garage. Lockbox for back house on front door of back house.

<b>Owner Name</b>	Seaman	<b>Owner Phone</b>	
<b>Total # of Units</b>	2		

**Directions to Property** East State near Ohio Ave. south side of street

**Selling Information**

<b>Selling Price</b>	75,000	<b>Selling Date</b>	08/26/19
<b>Listing Price</b>	89,900	<b>Pending Date</b>	08/26/19
<b>SP % LP</b>	83.43	<b>Original Price</b>	89,900
<b>Comments</b>		<b>Selling Office</b>	Century 21 Wilcox & Associates (1654)
<b>Selling Agent</b>	Sherry Stroup (SSTROUP)	<b>Selling Co-Office</b>	
<b>Selling Co-Agent</b>			
<b>Concessions</b>	No		
<b>Terms</b>	Cash		

**Units**

**2 bedroom upper**    **Unit #: 103**  
**Occupied: No**  
**Total Rooms: 0**  
**# of Half Baths: 0**

**Identical Units: 0**  
**Leased:**  
**Bedrooms: 0**

**Square feet: 1395**  
**Rent: 0**  
**Bathrooms: 0**

**2 bedroom lower**    **Unit #: 403**  
**Occupied: No**  
**Total Rooms: 6**  
**# of Half Baths: 0**

**Identical Units: 0**  
**Leased:**  
**Bedrooms: 3**

**Square feet: 1155**  
**Rent: 0**  
**Bathrooms: 1**

<b>Lot Dimensions</b>	107 x 173 & 157' x 173'
<b>Flood Plain</b>	Unknown
<b>Soil Erosion</b>	Unknown
<b>Waterfront</b>	No
<b>Water Related</b>	No
<b>Style</b>	2 Story
<b># of Garage Spaces</b>	2.00
<b>Parking Features</b>	Detached Garage, Paved Drive, Off Street
<b>Substructure</b>	Basement
<b>Basement</b>	Full
<b>ExteriorConstruction</b>	Brick, Cedar
<b>Electricity</b>	ON
<b>Electric</b>	Circuit Breakers
<b>Heat Source</b>	Gas
<b>Heat Source Comment</b>	Separate Furnaces
<b>Heat System</b>	Forced Air
<b>Air Conditioning</b>	Central
<b>Sewer</b>	Public Sewer
<b>Water</b>	Public
<b>Extras</b>	Range, Refrigerator

#### Financial Information

<b>1/2 Year Taxes</b>	\$596.76
<b>Tax Year</b>	2018
<b>Assessments 1/2 Yr</b>	\$0.00
<b>Possession</b>	At Closing

<b>Commission</b>	<b>Sub-Code</b>	<b>Buy-Code</b>
	0	2.4
<b>Showing Instructions</b>	Lock Box, ShowingTime	

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U.S. Patent 6,910,045  
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