



**718 S Walnut Ave**

Prop Type: **Residential**  
 Status: **Sold**  
 Cont Type:  
 List Price: **\$149,000**  
 City: **Sidney**  
 Subdivision: **S Walnut**  
 Occupancy: **Negotiated**  
 County: **Shelby County**  
 Parcel ID: **011836334008**  
 Taxes (SA): **\$1,156**  
 Tax Info:  
 Acres: **0.426**  
 Land Info: **Residential Lot**  
 Directions: **Fair Rd to Chestnut, left on Doorley to Walnut**

Area: **601**  
 MLS #: **419085**  
 Zip: **45365**  
 Township: **Clinton**  
 Tax Year: **2017**  
 Lot Size: **60x309**

Showing Inst: **24 Hr Notice**  
 Showing Phone: **937-726-6173**  
 Apx SqFt: **1,445**  
 School Dist: **7508 Sidney CSD**  
 Foundation: **Crawl Space**  
 Exterior: **Brick**  
 Garage: **2 Car Garage, Attached Garage, Garage Opener**  
 Heating: **Forced Air Heat, Gas Heat**  
 Cooling: **Central Cooling**  
 Frplce/Stv:  
 Inside Feat: **Cathedral Ceil, Ceiling Fan, Gas Water Heater**  
 Manuf Home: **No**  
 Outside Feat: **Patio, Porch, Storage Shed**  
 Special Feat: **Home Warranty**  
 Appliances: **Dishwasher, Garbage Disposal, Microwave, Range, Refrigerator**  
 Utilities: **Natural Gas, Sanitary Sewer, Supplied Water**  
 New Financing: **Cash, Conventional, FHA, Rural Housing Service, VA**

Level/Style: **1 Story**  
 Year Bilt: **1999**

Ownership: **Occupant**

Total Rooms: **6**      Total Bedrooms: **3**      Total Baths: **2.0**  
 Full Bths/Lvl: **2/First Level**      Half Baths/Lvl: **0**

Room	Dim	Lvl	Room	Dim	Lvl	Room	Dim	Lvl
Bed	12 x 12	1	Bed	10 x 11	1	Bed	10 x 11	1
Living	17 x 19	1	Dining	10 x 11	1	Kitchen	10 x 13	1

Remarks: **You won't want to pass this one up! This home sits on a quiet street with a huge back yard to garden or BBQ outside and invite the neighborhood over. There's plenty of room on the patio! Inside you have 3 bedrooms and 2 full bath. Both bathrooms have been remodeled. New carpet and flooring have been taken care of in most of the house and newer appliances are being left to help you get started! This home has been lovingly taken care of. Call soon for a showing!**

Bkr Rmrks:

Office: [\*\*Brokers Real Estate \(937-498-4725\)\*\*](http://Brokers Real Estate (937-498-4725))  
 Office Fax: **937-492-6955**  
 Co Lst Ofc: [\*\*0\*\*](#)  
 Variable Rate: **No**      Type of Cont: **ER**      Listing Cond:  
 DOM: **54**      CDOM: **54**      Buy/Brk: **3%**      Sub-Agt: **0%**  
 Listing Agt Website:

Agent: [\*\*Rita Thurman \(937-726-6173\)\*\*](http://Rita Thurman (937-726-6173))  
 Email: [\*\*rita.thurman4@gmail.com\*\*](mailto:rita.thurman4@gmail.com)  
 CoLAgT: [\*\*0\*\*](#)

Sold Price: **\$146,000**      Sold Date: **08/21/2018**      Terms: **Cash**  
 Sell Office: [\*\*Emerson Wagner Realty Co., Inc. \(937-492-3157\)\*\*](http://Emerson Wagner Realty Co., Inc. (937-492-3157))      Orig LP: **\$149,000**  
 Sell Agent: [\*\*Cheyenne Childs \(937-638-1871\)\*\*](http://Cheyenne Childs (937-638-1871))      Prev LP:



Data Subject to Errors, Omissions, Revisions - Not Warranted

10/16/2019





**210 S Wilkinson Ave**

Prop Type: **Residential** Area: **601**  
 Status: **Sold** MLS #: **423292**  
 Cont Type: Zip: **45365**  
 List Price: **\$93,900**  
 City: **Sidney**  
 Subdivision: **Sidney**  
 Occupancy: **At Closing** Township: **Clinton**  
 County: **Shelby County**  
 Parcel ID: **01-18-36-177-002** Tax Year: **2018**  
 Taxes (SA): **\$715** Lot Size: **5200**  
 Tax Info:  
 Acres:  
 Land Info: **Residential Lot**  
 Directions: **State Route 47 to South on Wilkinson**

Showing Inst:  
 Showing Phone: **800.746.9464** Level/Style: **1 Story**  
 Apx SqFt: **1,120** Year Bilt: **1998**  
 School Dist: **7508 Sidney CSD**  
 Foundation: **Crawl Space**  
 Exterior: **Vinyl**  
 Garage: **No Garage**  
 Heating: **Gas Heat**  
 Cooling: **Central Cooling**  
 Frplce/Stv:  
 Inside Feat:  
 Manuf Home: **No**  
 Outside Feat: **Storage Shed**  
 Special Feat:  
 Appliances: **Dishwasher, Garbage Disposal, Range, Refrigerator**  
 Utilities: **Supplied Water**  
 New Financing: **Cash, Conventional, FHA, FmHA, Rural Housing Service**

Ownership:

Total Rooms: **0** Total Bedrooms: **3** Total Baths: **2.0**  
 Full Bths/Lvl: **2/First Level** Half Baths/Lvl: **0**

Remarks: **Motivated seller!! Move in ready 3 bedroom 2 full bath home with deck and fenced in yard. Close I-75, shopping, high school and fair grounds. New kitchen window, New garbage disposal, Handrails added to front and back porch. Home is FHA & USDA Approved.**

Bkr Rmrks: **Vacant and easy to show. Buyers Agent: Please verify all information as we rely on seller and public records. I&I inspection done by Tom & Jerry's in Nov 2018 no repairs needed.**

Office: [Realty 2000 Group \(937-492-8055\)](http://Realty2000Group.com) Agent: [Paula Hill \(937-638-5867\)](mailto:Paula.Hill@ohio.com)  
 Office Fax: **937-492-1455** Email: [paulahillohio@gmail.com](mailto:paulahillohio@gmail.com)  
 Co Lst Ofc: [\(\)](#) CoLAg: [\(\)](#)  
 Variable Rate: **Yes** Type of Cont: **ER** Listing Cond: Buy/Brk: **2.5%** Sub-Agt: **0**  
 DOM: **216** CDOM: **216**

Sold Price: **\$93,900** Sold Date: **05/31/2019** Terms: **RHS (Rural Housing Service)**  
 Sell Office: [Realty Ohio Inc. \(614-291-1200\)](http://RealtyOhioInc.com) Orig LP: **\$105,000**  
 Sell Agent: [Amy Przekop \(937-308-5056\)](http://AmyPrzekop.com) Prev LP: **\$96,500**



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**804 S Walnut Ave**

Prop Type: **Residential** Area: **601**  
 Status: **Sold** MLS #: **417333**  
 Cont Type: Zip: **45365**  
 List Price: **\$99,900**  
 City: **Sidney**  
 Subdivision: **The City Of Sidney**  
 Occupancy: **At Closing**  
 County: **Shelby County** Township: **Clinton**  
 Parcel ID: **011836334014**  
 Taxes (SA): **\$430** Tax Year: **2017**  
 Tax Info:  
 Acres: **0.673** Lot Size: **85x351**  
 Land Info: **Aerial, Residential Lot, Wooded**  
 Directions: **From the intersection of Fair Rd. and Chestnut Ave., head South on Chestnut. Turn Left onto Mulberry Place. Turn Right onto Walnut. First house on Left.**

Showing Inst: Ownership: **Estate/Guardianship**  
 Showing Phone: **937-498-4725** Level/Style: **1 Story**  
 Apx SqFt: **1,148** Year Blt: **1955**  
 School Dist: **7508 Sidney CSD**  
 Foundation: **Crawl Space**  
 Exterior: **Vinyl**  
 Garage: **1 Car Garage, Attached Garage, Garage Opener**  
 Heating: **Forced Air Heat, Gas Heat**  
 Cooling: **Central Cooling**  
 Frplace/Stv:  
 Inside Feat: **Ceiling Fan**  
 Manuf Home: **No**  
 Outside Feat:  
 Special Feat: **Bath 1st Floor, Bed 1st Floor, Dining Room**  
 Appliances:  
 Utilities: **Natural Gas**  
 New Financing: **Cash, Conventional, FHA, FmHA, VA**

Total Rooms: **14** Total Bedrooms: **3** Total Baths: **1.0**  
 Full Bths/Lvl: **1/First Level** Half Baths/Lvl: **0**

Room	Dim	Lvl	Room	Dim	Lvl	Room	Dim	Lvl
Living	15 x 16	1	Kitchen	9 x 12	1	Bed	10 x 12	1
Bed	11 x 11	1	Bed	10 x 10	1	Dining	10 x 13	1
Study	8 x 12	1						

Remarks: **Cute three bedroom home sitting on a park like setting. Newer roof, low maintenance siding, covered patio, and a storage shed are just a few of the amenities with this home.**

Bkr Rmrks:

Office: [Brokers Real Estate \(937-498-4725\)](http://www.brokersrealestate.com) Agent: [Caven Risk \(937-489-7200\)](http://www.cavenrisk.com)  
 Office Fax: **937-492-6955** Email: [cavenrisk@woh.rr.com](mailto:cavenrisk@woh.rr.com)  
 Co Lst Ofc: [0](#) CoLAgT: [0](#)  
 Variable Rate: **No** Type of Cont: **ER** Listing Cond: **No** Buy/Brk: **3%** Sub-Agt: **0**  
 DOM: **82** CDOM: **82**  
 Listing Agt Website:

Sold Price: **\$92,000** Sold Date: **08/23/2018** Terms: **Conventional**  
 Sell Office: [Berkshire Hathaway Professional Realty \(937-339-2222\)](http://www.berkshirehathaway.com) Orig LP: **\$114,900**  
 Sell Agent: [Andrea Stewart \(937-638-3283\)](http://www.andreastewart.com) Prev LP: **\$109,900**



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