

**Dilgard & Associates Inc., 135 Union Street, Ashland, OH 419-281-2122**  
**Residential Data - Information deemed reliable but not guaranteed**

Status Active  
 MLS Number **211373**  
 Price **\$129,000.**  
 Residential Type Single Family  
Location  
 Area Ashland City Schools  
 Street Number 803  
 Street Eastern Ave.  
 Unit #  
 City Ashland  
 Township City/Village  
 ZIP 44805  
 State OH  
 School District Ashland City  
 County Ashland

Lot Data  
 Acres 0.0000  
 Lot Size 60 x 150  
 Flood Plain Unknown  
 Parcel Number P440320002200  
 Legal/Lot # 3383  
 Zoning RL1

Structure Data  
 Aprox Sq Feet\* 1890  
 Year Built 1901  
 Style Two Story  
 Garage Yes Detached,  
 Opener, Three Car  
 Basement Yes Full  
 Drive Blacktop  
 Roof Asphalt/Fibergl  
 Ceiling Insul Insulation  
 Sidewall Insul Insulation  
 1/2 Taxes \$560.16  
 Assessments \$0.

Utilities  
 Type of Wat Heat Gas  
 Heat Type Gas, Forced Hot Air  
 Water Public Water  
 Sewer Public Sewer  
 Elect Co. Ohio Edison / First  
 Energy

Condo Fees  
 Condo Fee:  
 Bylaws: No  
 Included in fee:

Room Data

Total Rooms	8	Total Bedrooms	3
Bathrooms	1 1/2	Main Floor Bathrooms	1/2

<u>Room</u>	<u>Dimensions</u>	<u>Level</u>	<u>Carpet</u>	<u>Window Covering</u>
Living Room	13+ x 23+	1	Yes	Yes
Dining Room	12+ x 13+	1	Yes	Yes
Kitchen	9+ x 9+	1	Yes	Yes
Family Room	0		No	No
Master Bedroom	11+ x 12+	2	Yes	Yes
Bedroom 2	12+ x 12+	2	Yes	Yes
Bedroom 3	12+ x 12+	2	Yes	Yes
Bedroom 4	0		No	No
Other Room	0		No	No



Directions  
 Hillcrest to North on Eastern or East Main to Eastern

Remarks  
 Reverse Osmosis Water system\*Chlorine Filter\*New HW Tank (7/20/09)\*28 X 32 heated garage w/electric & water\*10 x 16 storage shed\*Lots of built in storag\*Large dressing room/walk-in closet\*Built in walnut entertainment center\*Gas & Water entrances replaced\*Newer landscape.

Features

Exterior	Vinyl
Appliances	Refrigerator, Dishwasher, Disposal, Microwave, Range
Inside Amenities	Shower/Tub, Cable
Available,	1st Floor Laundry, Central Air
Miscellaneous	
Outside Amen	Deck, Patio
Enclosed, Storage Shed	
Exclusions	0

Listing Data

Agent Name	Richard Dilgard
Agent Phone	419-496-7777
Firm	Dilgard & Assoc. Inc
Firm Phone	419-281-2122
Co Agent	
Owner Last Name	Amstutz
Owner First Name	
Sub Agent/Co-op	0
Buyer Broker	2.75
Exclusive	No
Variable Rate	No
Loan Type	None
Terms	Cash, Conventional
Docs on File	
Possession	TBD
Occupancy	Owner
Survey	Follow-up
Video/Photos	Yes
Internet	Yes
Option on Property	No
Lockbox	Supra

\*Sq ft measurement deemed reliable but not guaranteed. If Buyer considers sq ft important, the Buyer should assume the responsibility to have the property measured.

Auctioneers & Realtors Since 1953

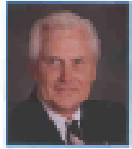
**DILGARD**

REAL ESTATE - AUCTIONEERS

135 Union St. Ashland, OH 44805

(419) 281-2122  
 (419) 280-2772  
 (419) 280-2000  
 (419) 496-7777

Email: [rdilgard@dilgard.com](mailto:rdilgard@dilgard.com)



RICHARD DILGARD  
 Auctioneer / Realtor