

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

Status Active  
 MLS Number 211727  
 Price \$162,500.  
 Residential Type Single Family  
**Location**  
 Area Ashland City Schools  
 Street Number 1304  
 Street Edgehill Ave.  
 Unit #  
 City Ashland  
 Township City/Village  
 ZIP 44805  
 State OH  
 School District Ashland City  
 County Ashland



**Lot Data**  
 Acres 0.0000  
 Lot Size 143x140  
 Flood Plain Unknown  
 Parcel Number P440650002900,  
 P440650001200  
 Legal/Lot # 2974  
 Zoning RL1

**Structure Data**  
 Aprox Sq Feet\* 1860  
 Year Built 1963  
 Style Multi Level  
 Garage Yes Attached, Two  
 Car  
 Basement Yes Partial  
 Drive Concrete  
 Roof Asphalt/Fibergl  
 Ceiling Insul Insulation  
 Sidewall Insul Insulation  
 1/2 Taxes \$1,156.77  
 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

**Room Data**

Total Rooms	6	Total Bedrooms	3
Bathrooms	2 1/2	Main Floor Bathrooms	1/2

Room	Dimensions	Level	Carpet	Window Covering
Living Room	14x23	1	Yes	No
Dining Room	11x8	1	No	No
Kitchen	14x11	1	No	No
Family Room	16x23	L	Yes	No
Master Bedroom	13x13	2	Yes	No
Bedroom 2	9x10	2	No	No
Bedroom 3	8x11	2	No	No
Bedroom 4	0		No	No
Other Room	0		No	No

**Directions**  
 Hillcrest to Edgehill near Country Club Lane  
**Remarks**  
 Very Nice Home. Many updates such as: new drive, complete new 2.5 baths, new plumbing, some new carpeting, gas fireplace. Large living room. Beautiful wooded lot.

**Features**  
 Exterior Brick, Vinyl  
 Appliances  
 Inside Amenities Shower/Tub, Cable  
 Available, Fireplace - Gas, Central Air,  
 Master BR Bath, Shower Stall  
 Miscellaneous  
 Outside Amen Open Patio, Storage  
 Shed  
 Exclusions

**Listing Data**  
 Agent Name Bill Stepp  
 Agent Phone 419-651-0997  
 Firm Dilgard & Assoc.  
 Inc  
 Firm Phone 419-281-2122  
 Co Agent  
 Owner Last Name Brown  
 Owner First Name  
 Sub Agent/Co-op 0  
 Buyer Broker 2.5  
 Exclusive No  
 Variable Rate No  
 Loan Type Conventional  
 Terms Cash, Conventional  
 Docs on File  
 Possession TBD  
 Occupancy Tenant  
 Survey  
 Video/Photos No  
 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.

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