

# 1321 Larry St., Van Wert



**Listing #: 455**

**Was \$165,000 - Now \$158,000**

Listing Agent:	Bob Gamble	Bedrooms:	3 or 4
Phone #:	419-605-8300	Bathrooms:	2.5
Lock Box:	No	Stories/Style:	2.0/Bi-Level
Square Feet:	2,304±	<b>Upper Level:</b>	
School District:	Van Wert City Schools	Living Room:	17.20x13.60, Carpet
Legal Description:	Lot 3759	Dining Room:	12.10x11.00, Carpet
Year Built:	1981	Kitchen:	11.60x10.60, Linoleum
Lot Size:	100 x 130±	Bedroom 1:	13.40x11.60, Carpet
Heating:	Gas Hot Water Boiler	Bedroom 2:	13.60x10.00, Carpet
Air Conditioning:	Window	Bedroom 3:	10.70x10.00, Carpet
Appliances:	Stove, Refrigerator, Dishwasher, Disposal	Bath 1:	7.00x7.00, Linoleum, Tub/Shower
Hot Water Heater:	Gas	Bath 2:	1/2 bath, Carpet
Sump Pump:	Yes	<b>Lower Level:</b>	
Exterior:	Vinyl Siding	Family Room:	22.60x16.80
Roof:	Asph/shingle - approx. 6 yrs. old	Den:	17.60x11.90, Large closets
Taxes per Year:	\$1,816	Bath 3:	9.00x7.00, Carpet, Whirlpool Tub/Shower
Assessments:	\$58/year	Utility/Workshop:	22.60x10.10, Double sink, Cement floor
		Garage:	24 x 24 attached garage w/ 2 remote opener and 180 sq. ft. loft storage

Description: This spacious 2,300 sq. ft. bi-level home offers zone heating and triple pane windows for economical utility budget. Amenities include ample indoor and garage storage space, a whirlpool tub, a large family room that is separate from the living and dining rooms along with a partially fenced back yard. Not only do you get a great location, lots of storage space and economical living with this home, it is also ready to move into. We feel strongly that you'll be impressed if you schedule a viewing of this desirable home. Go to [BeeGeeRealty.com](http://BeeGeeRealty.com) to see a video video tour or [VanWert.biz](http://VanWert.biz) for more information.

**INFORMATION HEREIN BELIEVED TO BE ACCURATE BUT NOT WARRANTED.  
ANY APPLIANCES THAT STAY ARE NOT GUARANTEED.**

**Bob Gamble, Realtor**

**Bee Gee Realty & Auction Co., Ltd.**

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**BeeGee**  
Realty & Auction Company, Ltd.



**[www.BeeGeeRealty.com](http://www.BeeGeeRealty.com)**

