

Siefker Real Estate & Auction Co.

HOME FOR SALE

1 ½ STORY BRICK HOME in a BEAUTIFUL COUNTRY SETTING
PARTIAL BASEMENT * SCREENED IN REAR PATIO Plus OPEN PATIO



12705 ROAD 11, OTTAWA, OHIO

Snuggle up to a warm cozy wood burning fireplace this winter in this beautiful brick home on a wooded lot where you might see some deer in the fall. The trees are lush and the well-manicured landscaping makes this home quite impressive with 1.56 acres of land and nearly 2700 square feet of property to enjoy. This house was built solid with a great builder and will last for years. Your designer touch will make it extra special and valuable for the future. Your kids will enjoy having friends over to play some pool in the finished basement or throw baseball in this massive yard. For anyone who needs extra storage the closets are quite large for a house built in 1970. Older homes have character and are built solid and this one is for you to make it your dream home.

Come see it today.

Who knows your dreams may come true.

Owner: OSTERHAGE FAMILY TRUST

..... **LISTING PRICE: \$285,000.00**

Shown By Appointment Contact:

AARON SIEFKER, BROKER

Office: (419) 538-6184

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View on the web @ www.realtor.com

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SOLID WELL BUILT 1½ STORY BRICK COUNTRY HOME

12705 Road 11, Ottawa, OH O-G SCHOOLS



EXTERIOR VIEWS

SCREENED IN REAR PATIO

FEATURES of this PROPERTY

- 1 ½ Story Country Home Built 1970
- 2,641 SF Living Area
- 864 SF Basement Finished w/ Bath
- 1.56 Acre Country Lot
- Taxes \$ 2,518.26 Per Year + \$ 20.42 S. A.
- Private Well / Private Septic
- Brick Exterior/ Asphalt Shingle Roof
- Electric Heat & Unit AC
- Walk In Attic w/ Plenty of Storage Throughout
- 24' x 24' Attached 2 Car Garage
- Circle Front Gravel Driveway
- 27' x 9' Covered Front Porch
- 17' x 6' Screened in Rear Patio with Additional 24' x 24' Cement Patio
- Beautiful Rear Wooded Country View

ROOM SIZES

- | | |
|--|-----------|
| • Kitchen | 10' x 10' |
| • Dinette | 10' x 9' |
| • Formal Dining - Crown Molding | 10' x 9' |
| • Living Room - Crown Molding | 20' x 14' |
| • Family Room | 15' x 12' |
| • Full Bath-Tub/Shower - Main | 10' x 5' |
| • Bedroom Master - Down | 13' x 14' |
| • Office/ Possible 4 th Bedroom | 10' x 9' |
| • Bedroom - Up | 13' x 14' |
| • Bedroom - Up | 17' x 13' |
| • Full Bath w/ Shower Up | 5' x 6' |
| • Utility | 8' x 14' |
| • Entry - Open Staircase | 15' x 8' |
| • Full Bath - Shower - Main | 5' x 9' |
| • ½ Bath - Basement | 4' x 6' |

For Further Info or Private Showing Contact:
AARON SIEFKER, Broker (419)-235-0789

Finished Basement Plus Storage Area
and Pool Table is Included!

Appliances Included - Dishwasher, Range,
Refrigerator, Washer and Dryer Stay



BEAUTIFUL ENTRY WITH OPEN STAIRWAY

SPACIOUS 1.56 ACRE LOT



Information believed correct but not warranted



PICTURE GALLERY



KITCHEN VIEWS



DINETTE



FORMAL DINING



LIVING ROOM



FAMILY ROOM



OFFICE



MASTER BEDROOM



MASTER BATH



BEDROOM-UP



UTILITY ROOM



BASEMENT

THANK YOU FOR YOUR INTEREST IN THIS PROPERTY!

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