

WADSWORTH CITY SCHOOL AUCTION



153 Pine Street Wadsworth, Ohio 44281

Directions: Wadsworth center, take Main St South 1/2 mile to Pine St. Turn left/East onto Pine. #153 on the right.

TUESDAY, JULY 30th 2019 - 6:29 P.M.

REAL ESTATE: New Construction! 3 bedroom Ranch home with 1692 sq ft, large living room, beautiful kitchen with open eating area, master bedroom with full bath. 1st floor laundry, large open basement and a 2 car attached garage. *Take a few minutes to stop and look at the beautiful quality home that was built by The Wadsworth High School Carpentry Class under the direction of Chris Kallai.*

Living Room 15'x15' carpet & ceiling fan	Dining area 12'x10' - carpet
Kitchen 13'x14' - wood cabinets - vinyl flooring - garbage disposal	Master bedroom 15'x12' carpet - large walk-in closet - Master Bath - double sink cabinets w/ drawers - tub w/ shower - vinyl
Bedroom 2 - 11'x10' - carpet	Bedroom 3 - 11'x10' - carpet
Main Bath - tub, shower, white cabinets	Foyer 11'x10'
Linen closet in hallway	1st floor laundry
Gas Forced Air Furnace - Tempstar - "90 Plus"	RHEEM Central Air - 40 gal. hot water tank
Basement - 12 course - glass block windows - Rubber wall protection - insulated - guaranteed	1692 sq ft in basement - sump pump- plumbed for 3rd bath
Roof - 30 Year shingles	2 car attached garage with opener and drain
Tilt sash, double hung windows	Outside electric and water
Vinyl siding - white trim	150 AMP electric service
Extra switches for fans in bedrooms	Lot size 81' x 106'

OPEN HOUSE: Wednesday, July 17th and Wed. July 24th, 2019 6:00-7:30 P.M.

TERMS: \$8,000 down sale day, balance due in 45 days. Not responsible for accidents. ID required to register. Sale by confirmation of Wadsworth City Board of Education - Doug Beeman, Treasurer; 330-335-1303. **OWNERS:** Wadsworth City Board of Education

THE D.W. KAUFMAN REALTY CO.
WADSWORTH, OH 330-336-3526
REALTOR: David W. Kaufman C.R.B.
330-697-4438

Auction and Realtor services are donated.



Medina, OH 330-701-6162
www.rdfarnsworth.com

