



# Straley Real Estate

Rudy K. Straley - Broker

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<b>Listing No.</b>	309	
<b>Address</b>	1265 Convoy Heller Rd. Convoy, OH 45832	
<b>Location</b>	½ mile South of the Paulding & Van Wert County Line	
<b>Price</b>	\$69,900.00	
<b>Style</b>	One Story Mfg. Housing	
<b>Rooms</b>	<b>Beds</b>	<b>Bath</b>
5	3	2



**Real Estate Inc.**

Agent: Rudy Straley	Home Phone: 419-399-3721-----Cell-419-769-8996
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Legal Description: FRL PT S1/2NW1/4 Tully Township, Van Wert County, State of Ohio							1 <sup>st</sup> Floor	Other
Construction	Good	Carpet	X	Storm Doors	X	Approx. Sq. Ft.	1340	
Age	1987	Draperies		Str. Windows	X	Great Room		
Possession	At Closing	Blinds		Screens	X	Living Room	20x13'6	
Terms	Cash	Intercom		Cable		Dining Room		
Lot Size	2.29 Acres	Softener	X	TV Antenna		Kitchen	13x15'8	
Annual Taxes	\$1021.38	Disposal		Drywall		Family Room		
Public School	Crestview	Dishwasher		Panel Walls	X	Bath	4'6x7'6	
Proc. School		Microwave		City Water		Bath	7x11'6	Master
Bus Pick-up	Yes	Refrigerator		Storm Sewer		Bedroom	13x13'2	
Type of Heat	Propane F/A	Range		San. Sewer		Bedroom	19'10x10	
Windows	Dbl/Hung	Kitchen Vent		Septic Tank	X	Bedroom	11'3x10	
Type of roof	Shingles	A/C Central	X	Curbs		Bedroom		
Water Heater	Propane	Attic Fan		Sidewalks		Type of Floors	Carpet &	Vinyl
Water Supply	Private Well	Fire Place		Paved Street	X	Closets	6	
Siding	Vinyl	Insulation		Paved Drive		Utility Room	5'8x11'6	
Assessments	\$18.01			Fenced Dog		Garage	24x36'	Detached
				Run				

Information contained herein believed to be true but not warranted. Square Footage from Auditor's information.  
 COUNTRY 2 .29 ACRES with 3-bedroom 2 bath home having newer windows, gas heat, central air, separate utility room, 24' x 36' garage, 2 sheds, one with a fenced dog run and a pond located to the east behind the home. Located ½ mile south of the Paulding/Van Wert County Line on the east side of Convoy Heller Road.