



CHARMING VICTORIAN HOUSE
333 N. PENN
\$137,500

Built app. 1907 2017 Taxes = \$1915.70 2,758 sq. feet
4 Bedroom 2 Bath 6 Leaded Glass Windows

MAIN FLOOR:

- Updated Period Style Kitchen 2009: Solid Oak Cabinets, Re-wired w/ GFI's; Stainless Steel Appliances Negotiable
- 2-Sets Pocket Doors Between Living Room and Dining Room and Living Room and Parlor
- Front Parlor w/French Doors between Foyer and Parlor Full Bath with Tub/Shower and updated Wiring
- House Entirely Re-Plumbed with PEX; 15 Amp Arc Fault Interrupters added 2017
- Budget Billing \$310/monthly average (City of Oberlin electricity, water, sewer, trash)
- Refinished Original Wood Floors Original Woodwork 6 Leaded Glass Windows
- All Antiques and Home Furnishings Are for Sale (NOT included with house sale)

2ND FLOOR:

- Claw-Footed Tub with Shower
- 4 Bedrooms – Most with Large Walk-In Closets

ATTIC:

- Updated & Partially Remodeled. Updated Electrical. New Windows. Large Open Space perfect for Family Room, Craft Room, Hobbies or to Convert to Bedroom Space

BASEMENT:

- Laundry Storage Mechanical Room

ADDITIONAL FEATURES:

- 4 Car 25 X 45 Detached Garage Converted from Original Stable Area with New Roof 2018
- Vinyl Fenced Back Yard/Courtyard Area/Cobblestone 2015
- 2018 Hot Tub Negotiable; Outside Patio Furniture Negotiable
- Underground Sprinkler System
 - 2018 New Roof & New Guttering Roof is **completely** new: total tear off of 2 layers of wood shingles, one layer asphalt with **all new decking** put down and new shingles; custom made guttering for rounded porch areas
- Partial Siding Replacement
- 90% Efficient Furnace (All Parts Replaced) New 2018 40 Gallon Rheem Hot Water Heater

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