

Seneca Dr - 1 acres - Williams County
225 Seneca Dr.
Montpelier, OH 43543

\$149,000
1 +/- acres
Williams County



**Seneca Dr - 1 acres - Williams County
Montpelier, OH / Williams County**

SUMMARY

Address

225 Seneca Dr.

City, State Zip

Montpelier, OH 43543

County

Williams County

Type

Residential Property, Recreational Land

Latitude / Longitude

41.6668 / -84.6488

Taxes (Annually)

1000

Dwelling Square Feet

1620

Bedrooms / Bathrooms

3 / 2

Acreage

1

Price

\$149,000



PROPERTY DESCRIPTION

Your outdoor adventures await. Very well maintained 1620 sq. ft. modular home that sits on 3 lots, totaling a full acre. Built in 1992 and is located in the Lake Seneca community with a partial view of the 270-acre lake. Has both attached and detached garages which offer tons of storage. Private beach, boat ramp, and other lake amenities are just a short walk away. Golf cart and ATV friendly. Move in ready!

Additional property features include:

- Very well maintained 1620 sq. ft. modular with 3 bedrooms and 2 full baths
- Access to the 270-acre Lake Seneca
- Deck, concrete patio, and wooden sitting area for entertaining
- Partial view of the lake
- Great for permanent home or family getaway
- Fresh paint and flooring throughout
- Wood burning fireplace
- Central Air
- New furnace in 2018
- Includes stove, dishwasher, fridge, microwave, and washer & dryer set.
- Larger owner's bedroom suite
- Well laid out floor plan
- Concreted, attached 24 x 24 garage and detached 32 x 24 garage (2007) with 12' walls
- Reported to be a great fishing lake
- Less than a mile from the 2,616-acre Lake La Su An Wildlife Area
- Area is a sportsman's paradise
- 1 hour from Toledo, Oh.
- Deed restrictions and LSPOA fees and rules apply
- Minutes from both the Michigan and Indiana state lines
- GPS coordinates: 41.6668, -84.6488

Here is your chance to own a nice home or lake getaway. Annual taxes are approximately \$1,000.16.

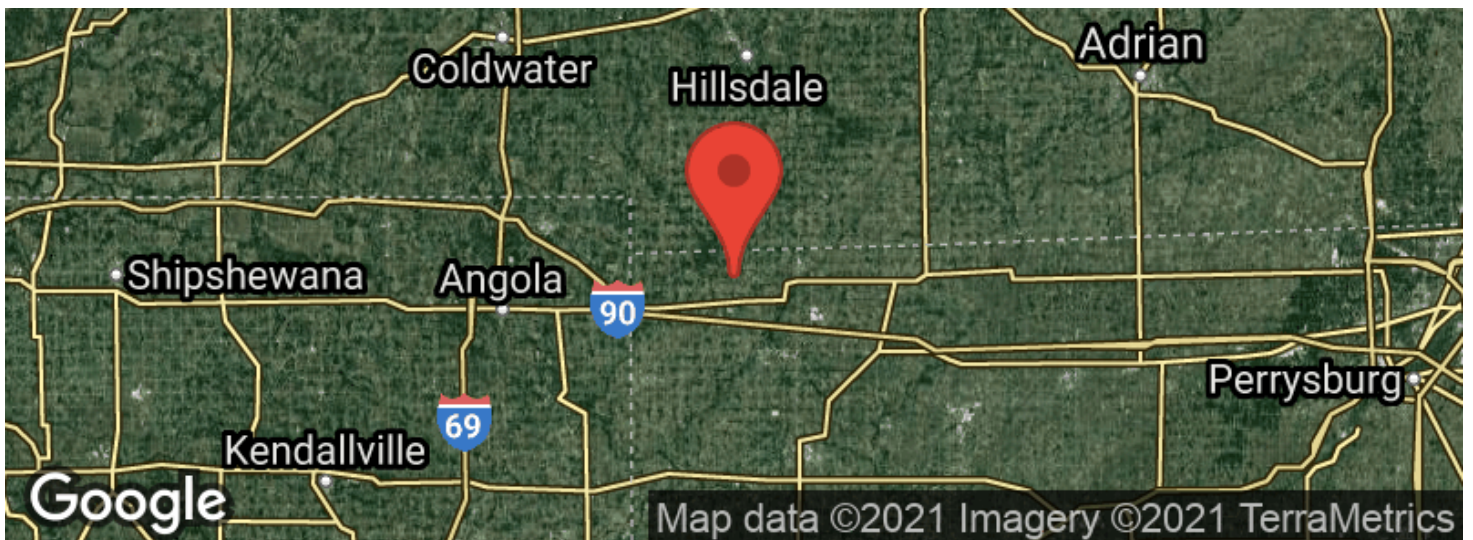
**Seneca Dr - 1 acres - Williams County
Montpelier, OH / Williams County**



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Seals

Mobile

(567) 241-5107

Email

tseals@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH, 43147

NOTES

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bauer Real Estate
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
OhioLandForSale.com
