

756 Shirley Drive, Tipp City, OH

Offered at "Reserve Auction"
Saturday, October 22, at 10:00 AM



NOTES regarding this home:

Room Size	Room	Notes
5'6" x 6'8"	Entry	Vinyl, Guest closet
14 x 15'9"	Living Room	Carpet, Open to Dining Room
9'8" x 11'8"	Dining Room	Carpet, Open to Living & Pass Through to Kitchen
11 x 17'2"	Family Room	Carpet, Ceiling Fan, Opens to Kitchen
11 x 19'5"	Kitchen	Cherry Cabinets, Appliances, Carpet, Dinette Area
10 x 12	S. Central Bedroom	Grey carpet
10 x 15'4"	SE Bedroom	Mauve Carpet
11 x 15'4"	SW Master Bedroom	Blue Carpet, Double Closet, master bath (6'x8') with vanity stool & tile shower
9'5" x 11'3"	E. Central Bedroom	Blue Carpet,
12 x 20	Concrete Patio	East side of home, w/ vinyl privacy fence
20 x 21	Two Car Garage	Attached, Cutler Hammer breaker box

Parcel ID G15-019401
 Approximate Lot Size 85'x100'
 Year Built 1973
 Approx Sq Ft 1,905, per CHR
 S/A Taxes \$1,081
 Real Estate sells at 10:00 AM

Tipp City west side location
 Brick & Vinyl sided exterior
 Four Bedrooms, 2 baths, 2 car Garage
 Internal Comfort Split System Heat Pump & Central Air
 2019 Bradford White Water Heater
 Modern kitchen w/ appliances
 Whole House Attic Fan
 Replacement Windows
 Fenced rear yard

JERRY STICHTER
 AUCTIONEER
 REALTOR - APPRAISER



Jerry Stichter Broker Associate of Garden Gate Realty



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