



Status: Pending
Style: 1 Story
Address:
 46 Cedar Park Boulevard SW, Etna, OH 43062
Unit/Suite #:

List Price: \$179,000
Original List Price: \$230,000
Days On Market: 29
Possession: Closing

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0	0	0	0	0				
Up1	0	0	0	0	0	0	0				
Entry Lvl	3	1	1	1	1	1	1				
Down 1	0	0	0	0	0	0	0				
Down 2	0	0	0	0	0	0	0				
Totals	3	1	1								

Location**Subdiv/Cmplx/Comm:****School District:** SOUTHWEST LICKING LSD 4510 LIC CO.**Corp Lim:** None**Township:** Etna**Directions:****Characteristics**

SqFt Documented: 2,136
SqFt ATFLS: 2,136
Parcel #: 010-018996-00.000
County: Licking

Doc SqFt Src: Realist
ATFLS Source: Realist
Tax District: 010
Comm Dev Chrg: No

Acreage: 0.84
Lot Size (Front):
Mult Parcels/Sch Dis:
Assessment:
Possession: Closing

Lot Size (Side):
Year Built: 1992
Built Prior to 1978: No
Tax Abatement: No
Abatement End Date:
Taxes (Yrly): 4,092 **Tax Year:** 2020

Addl Acc Conditions: None Known
Complex/Sub Amenities:
Tenant Occupied: No

HOA/COA Y/N: No
HOA/COA Fee: Per:
 /
HOA/COA Fee Includes:
HOA/COA Transfer Fee: Reserve Contribution:

Features**Air Conditioning:****Heating:****Bsmt:** Yes **Desc:** Crawl**Foundation:** Block**Exterior:****Rooms:** 1st Flr Owner Suite**Parking:** 2 Car Garage**Garage/EnclosdSpaces:** 4**Interior Amenities:****Accessibility Features Y/N:** No**Alternate Uses:****Fireplace:****Lot Characteristics:****Exterior Amenities:****Sewer:****Warranty:****New Financing:****New Construction:** No**Approx Complete Date:****Manufactured Housing Y/N:** No**Manufactured Housing:****Leased Items:****Tax:**

Property Description: Wonderful, rare ranch home in Etna for sale. Many pluses to owning this home: you have .8 acres to entertain on or watch family and friends gather and rooms are nice sized! Plus, it is private with an open floor plan! Wow! This house screams new owner and is perfect for everyone. Additions include a large pole barn. Having extra storage space is anyone's dream! Property sells as is where is. More comments and additional pictures to come soon. Highest and best offers are requested.

Dir Neg w/Sell Perm: No**November 22, 2021****Prepared by:** Andrew A Balalovski

Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2021 [MLS](#) and [FBS](#). Prepared by Andrew A Balalovski on Monday, November 22, 2021 11:14 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

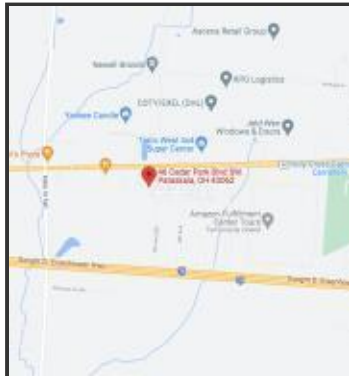
46 Cedar Park Ext. Pic. 1



46 Cedar Park Ext. Pic. 2



46 Cedar Park Ext. Pic. 3



20211026_144444



20211026_144456 (1)



20211026_144537



20211026_144541



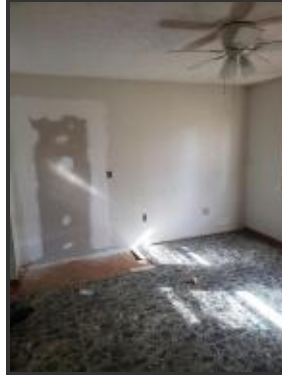
20211026_144602



20211026_144614



20211026_144620



20211026_144629



20211026_144648



20211026_144725



20211026_144742



20211026_144810



20211026_144821



20211026_144939



20211026_145012



20211026_144653



20211026_144732



20211026_144800



20211026_144837



20211026_145017



20211026_145034



20211026_145056



20211026_145106

