



709 Maplewood St.  
Delta, Ohio 43515  
\$87,500

Eligible for \$8,000 Tax Rebate

This beautiful tudor style brick home will be ready to move right in! Some newer storm windows, newer hot water heater, updated electric and plumbing, & new paint and carpet. Oak cabinets & new countertop in kitchen/dining room. Beautiful hardwood floors in all bedrooms. Nice shady lot! Delta schools & Very friendly neighborhood!! Full dry basement with warranty from Everdry. LEASE OPTION AVAILABLE FOR 1-2 YRS WITH DOWN PAYMENT AND \$850/MONTH.

Tax Rebate is available to first time homebuyers and must be closed by 11/30/09. You are considered a first time homebuyer if you or your spouse have not owned a primary residence for **3 years prior** to the date of the closing. We will help you file for the rebate, and you will receive it within weeks of closing.

Bedroom 1	12' x 10'	Foundation: Full dry basement	Sq. Ft. 1015
Bedroom 2	12' x 10'	Yr Built: 1945	Lot size: 68 x 103
Bedroom 3	12' x 9'	Type: Ranch	Acres: 0.20
Kitchen/Dining Room	10' x 14'	1 Car attached garage	6 Mo. Taxes: \$482
Family Room	15'5" x 13'	Cooling: Window	
Dining Room	8'8" x 11'	Heating: Hot water	
Bathroom	8' x 6'	Foundation: Full basement	

Not available for showings until 8/1/09.  
Call (419) 356-2537 for more information