



**Verla O'Shaughnessy Estate**  
**214 Linden Street**  
**West Union**  
**Reduced to \$75,000**

West Union's hidden prize! A great property on a quiet street. This well kept gem is move-in ready and virtually maintenance free with newer windows, siding, roof and kitchen.

<b>STYLE</b>	1 st. - finished attic	<b>BEDROOMS</b>	2
<b>BUILT IN</b>	1950	<b>BATH</b>	1+ toilets up & down
<b>SQ. FT.</b>	1,153	<b>LAUNDRY</b>	Basement
<b>CURRENT TAXES</b>	\$876/yr net	<b>PATIO/PORCH</b>	None
<b>LOT SIZE</b>	5,616 sq. ft.	<b>DECK</b>	264' wood & vinyl
<b>SCHOOL DIST.</b>	North Fayette	<b>DRIVEWAY</b>	Concrete
<b>ROOF TYPE</b>	Asphalt	<b>FIREPLACE</b>	None
<b>EXTERIOR</b>	Vinyl	<b>A/C</b>	Yes
<b>INTERIOR WALLS</b>	Sheet rock	<b>HEAT</b>	Forced air gas
<b>SUMP PUMP</b>	No	<b>W. SOFTENER</b>	None
<b>LP TANK</b>	No	<b>W. HEATER</b>	Gas
<b>GARAGE</b>	1 car attached	<b>WATER</b>	City
<b>BASEMENT</b>	Full	<b>SEWER</b>	City
<b>BSMT FLOOR</b>	Concrete	<b>FLOOD PLAIN</b>	No

The appliance are negotiable and most of the window treatments are included.

A recently remodeled kitchen opens to the dining room complete with bay window. Large basement family room!



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