



## 2474 Scottwood Toledo, Ohio 43620

### Best Value in the Old West End!

Make your dreams come true! Admit it . . . you've always fantasized about living in a beautiful Cottage-style house in the Historic District, with wonderful gardens, sipping iced tea on the porch. . . Now's your chance!

This 1908 Dutch Colonial home features gorgeous hardwood floors and woodwork, four gas fireplaces, and leaded glass windows. Enter into the magnificent foyer and enjoy the warm fireplace and be awed by the grand staircase. The living room features beamed ceilings, built-in bookcases, and a tiled fireplace with window seats. The dining room has French doors leading out to the gracious front porch. The master bedroom is a dream: huge closets, lovely fireplace, and a full bath. The second bedroom has a huge walk-in closet or it can be used as a sitting room. The third bedroom is also very large, and the fourth bedroom has been used as a library with built-in bookcases. The third floor has a full bath, plus additional living quarters.

Come and be a part of living history in the fabulous home!

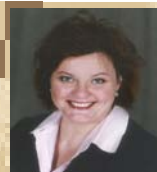
***Call me for special financing and more information TODAY!***

### Features

- \* ± 3339 sq. ft.
- \* Lot Size = 56 x 233
- \* ½ Year Taxes: \$1132.02
- \* 4 Generous Bedrooms
- \* 2 ½ Baths
- \* Extra Living Quarters - 3rd Floor
- \* Hardwood Floors
- \* 4 Gas Fireplaces
- \* Huge kitchen
- \* Large Backyard
- \* Wonderful Neighborhood

### Room Sizes

- Master BR = 17 x 15
- Bedroom 2 = 14 x 11
- Sunroom = 16 x 10
- Bedroom 3 = 16 x 13
- Bedroom 4 = 20 x 18
- Foyer = 24 x 11
- Living Room = 23 x 24
- Formal Dining = 18 x 14
- Kitchen = 17 x 10



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