

240446

**1904 Mathoit St
Parkersburg, WV 26101**

\$110,000

Prop Type: Res

Sub Status: Area: Pn1 - Parkersburg North 1
County: Wood **Levels:** 3
Total Bdrms: 4 **Abv Grnd Bdrms:** 3
Apx Yr Blt: 1953 **Fireplace #:** 0
Full Baths: 2 **Min Rights:** Unknown
Half Baths: 0 **Min Rights Convey:** Unknown
Lot Size: 53 x 513 **Acres:**
Deed Bk/Pg: 871 / 499 **Bk/Pg 2:** /
Ann. Tax: 532 **Tax yr:** 2014
Tax ID: 057301800000 **HOA Fee:**
Police: City **Fire Dept:** City
PDF: Yes **Flood Plain:** Yes



Elementary School: Criss Elementary School **Bus:** No
Jr High/Middle: Hamilton Jr. High School **Bus:** No
High School: Parkersburg High School **Bus:** No

Full Baths Location 1st Level: 1 2nd Level: 3rd Level: Bsmt: 1
Half Baths Location 1st Level: 2nd Level: 3rd Level: Bsmt:
Finished Sq Ft 1st Level: 1200 2nd Level: 286 3rd Level: Bsmt: 432 **Above Fin:** 1486 **Total Fin:** 1918
UnFinished Sq Ft 1st Level: 2nd Level: 3rd Level: Bsmt: 768 **Total Unfin:** 768

ROOM	LVL	Approx DIM	ROOM	LVL	Approx DIM
Living Room:	1	19 X 13	Master Bed:	1	13 X 11
Dining Room:	1	12 X 11	Bed Room 2:	1	13 X 10
Kitchen:	1	22 X 13	Bed Room 3:	2	13 X 11
Family Room:	B	13 X 12	Bed Room 4:	B	12 X 11
Great Room:		X	Bed Room 5:		X
Rec Room:		X	Laundry:		X
Study/Den:		X	Other Room:	B	12 X 12

Interior Features: 100 Amp Service , Cable Ready , Circuit Breakers , Smoke Detector(s) , Storm Door(s) , Utility Sink , Washer/Dryer Connections

Exterior Features:

Personal Property: Dehumidifier , Disposal , Dryer , Electric Range , Washer
Other Rooms: 1st Floor Bedroom , 1st Floor Full Bath , 2nd Kitchen , Family Room , Workshop

Does Not Convey:

Style: 1.5 Story **Roof:** Comp Shingle
Location: In Town City Limits **Dining:** Eat-In Kitchen , Formal Separate
Main Exterior: Vinyl **Flooring:** Carpet , Hardwood , Vinyl
Other Exterior: **Fireplace Type:**
Lot Desc: Creek/Stream , Sloping **Parking:** 1 Car Built In , 1 Car Carport
Water: City **Heating:** Central , Forced Air , Wood/Coal Stove
Sewer: Public **Fuel Type:** Natural Gas , Wood/Coal
Basmt Type: Entrance Inside , Full , Heated , Partial Finished , Plumbed for Laundry , Walkout **Cooling:** Central AC
Porch/Patio/Deck: Back Porch , Front Porch , Patio **Outbuildings:** Other-See Remarks
Attic: Crawl Opening **Windows:** Insulated , Metal
Possession: With Deed **Financing:**
Sub Division: N/A **Foreclosure Y/N:** No
Possible Free Gas?

Directions: 7th St to Reed St, go to end of street & turn Right on Mathiot. House on Left

Remarks: Beautiful deep lot that runs to Worthington Creek. Large eat in kitchen with built in china cabinet, window seat with storage, two closets that could be pantries and a pass thru to the formal dining room. The basement has a second 12 x 12 kitchen and a family room. Extra wood burning stove. Foyer area on the second floor could be used as office or cozy reading nook. Outback you will find a two story 26 x 36 building with two garage doors. Building has water, electric, phone and furnace. Would make a great workshop or man cave.

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** Information herein deemed reliable but not guaranteed *** All measurements are approximate