

**MLS #: R143510A (Active) List Price: \$69,900**

2724 Sunrise Portsmouth, OH 45662



**PROPERTY STYLE:** Residential  
**STYLE:** 1 Story  
**# ROOMS:** 6  
**BEDROOMS:** 2  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**TOTAL # BATHS:** 1  
**AUDITOR SQFT:** 752  
**ABOVE GRADE SQFT:**  
**BELOW GRADE SQFT:**  
**SQFT SOURCE:** Auditor  
**# STORIES:** 1  
**APX YEAR BUILT:** 1950  
**GARAGE:** 2 Car, Carport

**AREA/SCHOOL DISTRICT:** Portsmouth  
**TOWNSHIP:** Other  
**COUNTY:** Scioto  
**RIVERFRONT:** No  
**FLOOD PLAIN:** No  
**TAXES PER YEAR \$:** 765.28  
**ASSESSMENTS:** No  
**APX ACREAGE:** 0.111  
**LOT SIZE:** 44x110  
**TILLABLE ACRES:**  
**WOODED ACRES:**  
**FRONTAGE FEET:** 44

**PARCEL #:** 31-1236.000      **HOMESTEAD EXEMPT:** No      **HOMESTEAD EXEMPT AMOUNT:**      **SURVEY:** Other

**LEGAL DESCRIPTION:**

**HOME OWNERS ASSOCIATION:**

**ASSOCIATION AMENITIES:**

**DOCUMENTS ON FILE:** Property Disclosure

Room:	Level:	Room Size/Dimensions:	Flooring:	WC:
Living Room	1		Hardwood	
Kitchen	1		Tile	
Bath	1		Tile	
Bedroom	1		Hardwood	
Bedroom	1		Hardwood	
Laundry	1		Tile	

**APPLIANCES:** Built-in Microwave, Built-in Oven, Dishwasher, Disposal, Refrigerator

**INTERIOR FEATURES:** Hardwood Floors, Security System

**EXTERIOR FEATURES:** Patio, Shed

**LOT CHARACTERISTICS:**

**LANDSCAPING:**

**PATIO/DECK:** Patio-Covered, Patio-Open

**OTHER BUILDINGS:** Shed

**POOL SIZE:**

**CLOSETS:** 4

**WALK-IN CLOSETS:**

**FIREPLACE:**

**EXTERIOR/CONSTRUCTION:** Vinyl Siding

**HEAT:** Gas

**ROOF:** Asphalt Shingle

**COOLING:** Central

**BASEMENT:** Crawl Space

**ELECTRIC:** 200 Amp, Breaker

**WINDOWS:** Double Pane, Vinyl

**GAS:** Public

**INSULATION:** Unknown

**WATER HEATER:** Gas

**DRIVE:** Concrete

**WATER:** City

**ATTIC:** Floored, Pull Down

**SEWER:** Public

**DIRECTIONS:** From US 23. Take Coles Blvd. Turn right onto Sunrise Ave. House will be on the left.

**PUBLIC REMARKS:** This charming, one story home is move in ready! It contains 2 bedrooms, 1 bath and has a floored attic area that could potentially serve as a 3rd bedroom. Features an updated kitchen, original hardwood floors, off street parking. This home is conveniently located near hospital and several restaurants.

**INCLUSIONS:**

**EXCLUSIONS:**

**AUCTION:** No

**DATE OF AUCTION:**

**TIME OF AUCTION:**

**TERMS OF AUCTION:**

**TERMS/WARRANTIES:** Cash, Conventional, FHA, VA

**LENDER:**

**SHOWING:** Call Listing Agent

**LOCKBOX:** Yes

**SIGN:** Yes

**POSSESSION:** At Closing