



412 Anderson St.

Sandusky, OH 44870

2 Beds • 2 Baths • 1,716 Square Feet • Built: 1953

Updated: March 25, 2020

This is a beautiful boat house located on Sandusky Bay. Beautiful view of Cedar Point from the upstairs deck. It is in immaculate condition. Upper level includes 2 bedrooms, 1 bath with shower, large living room with deck (10' X 30') and Sun Setter Awning, & kitchen/family room combo. Lower level has one large room and full bath. Room for 2 boats (29' X 9' each) with electric hydraulic lift. Also, a minimum of 3 additional docks outside. There is adequate parking for approx. 12 to 14 vehicles. Updated in 2019: New furnace/air conditioner 97% efficient commercial carrier, Electric updated to 200 AMP, new garage door, and cement floor, some windows, new smoke alarms, driveway improvement. This is a boat lovers dream. A must see.

Interior Features

Total No. of Rooms	7	Full Baths	2 (7' X 10' & 6' X 8' both with shower only)
Kitchen	10' X 11'	Half Baths	-
Dining Room	-	Appliances	Stove, Refrigerator, Washer/Dryer
Living Room	13'8" X 20"	Fireplace	-
Family Room	13' X 21' with walk-out deck	Floor Coverings	Carpeted floors, Linoleum floors
Master Bedroom	15'8" X 11' with closet	Basement	-
Bedroom 2	11.5' X 13'7" with closet	Bedroom 3	-
Bedroom 4	-		

Exterior Features

Style	2-Story	Siding	Vinyl Siding
Roof Type	Asphalt Shingles	Stories Desc.	2
Yard/Grounds	-	Foundation	-
outbuilding	-	Exterior Construction	Wood Frame/Vinyl Sided
# of Garage Spaces	1	Paved Drive	-

Utilities

Air Conditioning	Yes	Heat Source	Gas
Water	Municipal	Heat System	Forced Hot Air
Water Tank	Gas	Heat Budget	-
Sewer	Municipal	Windows	Thermopane Shine Rite

General Features

County	Erie County	Tract or Subdivision	-
Amenities	two decks, electric hydraulic hoist for boats	Taxes	\$1906/Half
Assessments	-	Zoning	-
Extras	Deck		

School

Sandusky City Schools

Real Estate Agent Information

Name: Dennis Grahl Lic. 000143789
 Phone: 419-684-5937 | Mobile: 419-656-1656 | Email: cms312@bex.net