

# 2360 GRADWOHL Toledo

*SPECTACULAR ONE OWNER HOME!*

## PROPERTY DETAILS



**Listing Price:** **\$439,900**

**Listing** 2360 GRADWOHL

**Address:** Toledo OH 43617

**Bedrooms:** 4

**Full Baths:** 2

**Partial Baths:** 1

**SQ FT:** 4024

**Lot Size:** 165x655

**Style:** Country French

**Garage:** 5 Car+

**Heat Source:** Gas

**Schools:** SYLVANIA

**QR Code:**

On a SmartPhone?  
Scan the QR code  
to see this listing



## PROPERTY DESCRIPTION

**METICULOUSLY MAINTAINED ONE-OWNER SYLVANIA TOWNSHIP HOME ON STUNNING 2.48 ACRES...** YOUR GUESTS WILL LOVE THE WINDING DRIVE THAT FOLLOWS A CASCADING BABBLING BROOK SURROUNDED WITH COLORFUL LANDSCAPING. THIS PRIVATE SETTING LITES UP BY NIGHT WITH PROFESSIONALLY INSTALLED COMMERCIAL GRADE LIGHTING. YOU'LL BE IMPRESSED AS YOU ENTER THE SPACIOUS FOYER AND NOTE THE FORWARD FORMAL DINING AND BE LURED TO THE OPEN SUNKEN GREAT ROOM WITH REVERSE VAULTED CEILING, BRICK GAS FIREPLACE AND CAT WALK OVERHEAD. THE MAIN FLOOR MASTER SUITE HAS FRENCH DOORS OVER LOOKING THE PARK LIKE SETTING, HUGE MASTER BATH HAS HEATED LIME STONE FLOOR FOR THOSE COLD WINTER EVENINGS, SEPARATE TUB, GLASS ENCLOSED SHOWER AND DOUBLE VANITY ARE SURE TO PLEASE, AND THE HUGE WALK-IN MASTER IS NO LONGER JUST FOR HER. THE HIGH QUALITY UPDATED KITCHEN INCLUDES BEAUTIFUL GRANITE COUNTER TOPS, LARGE ISLAND WITH BREAKFAST BAR, CERAMIC FLOORS AND A COMPLETE BLACK APPLIANCE PACKAGE. THE LARGE LAUNDRY WITH FOLDING AREA, HALF BATH, AND ATTACHED 2.5 CAR GARAGE FINISH THE MAIN LEVEL LIVING. AN OPEN STAIRCASE TO THE UPPER LEVEL TAKES YOU TO THE LOFT MUSIC ROOM, OFFICE, 3 MORE OVER-SIZED BEDROOMS AND ANOTHER FULL BATH. ONCE BACK ON THE MAIN LEVEL HEAD FOR THE 5 YEAR OLD DETACHED 2200 SQ FEET CARRIAGE HOUSE (TLA INCLDUES 1,008 SQ FEET FINISHED REC AREA OVER CARRIAGE HOUSE). STILL WANT TO KNOW MORE. EMAIL US TODAY FOR A FULL COLOR BROCHURE. PLEASE SERIOUS INQUIRIES ONLY!

## CONTACT INFORMATION



**Phil Henderson**  
**KEY Realty**  
**philhenderson.com**  
4330 Tejon Rd  
Toledo OH 43623  
(419) 270-7445  
(888) 597-1236  
callphilfirst@gmail.com



**Phil Henderson**  
Licensed in Ohio & Michigan  
OH (419) 270.7445  
MI (734) 854.7445  
Office (419) 885.6446  
Fax (888) 597.1236



**Equal Housing Opportunity**

Property information deemed reliable but not guaranteed and should be verified.

---

Copyright © 2003-2012 Real Pro Systems LLC. All rights reserved.