

**Property Source Utah Inc.**

3185 Lincoln Ave, Ogden, Utah 84401

801-695-1107

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Property title	<b>Updated Victorian Mansion With A ADU!</b>
Category	Single Family
Agent	Seller
Property type	Available
Is Feature	Yes
Price	<b>\$ 599,999.99</b>
Original price	\$ 650,000.00

**Property information:**

Number rooms	7
Number bathrooms	3
Number bedrooms	5
Parking	Off Street
Square feet	1,972
Number of Floors	2

**Other information**

Address	2251 Jefferson Ave., Ogden, Utah
Description	<p>Video: <a href="https://youtu.be/th3ng8onGnU?si=DqGEuDu6d_G_z_4p">https://youtu.be/th3ng8onGnU?si=DqGEuDu6d_G_z_4p</a> Updated Victorian Mansion! 100% Financing for First Time Home Buyers! Only a 640 FICO Required! We have a Lender with a Loan Program that will Pay your Down Payment FOR YOU! It is FREE! Without a LOAN and NO PAYBACK! (Call Today for Details) RE Agents Welcome!</p> <p>Property Address: _2251 Jefferson Ave., Utah 84401_. Property Tax ID#: _01-035-0054_. Property Type: House _X_. (With Mother In-Law Apartment) (ADU Option) Year Built: _1883_, Effective Date: _2024_, Lot Size: _0.12_, Est. Square Footage: _1,972_. (Weber County) Est. Property Taxes: \$ _2,346.66_. (2023) Main: # Beds _3_, # Baths _2_, # Kitchens _1_, # Laundry Hook Ups _1_. UP: # Beds _2_, # Baths _1_, # Kitchens _1_, # Laundry Hook Ups _1_. Total Beds: _5_. Total Baths: _3_. Total Kitchens: _2_. Total Living Rooms: _2_. (1 Up &amp; 1 Down) Total Laundry Hook Ups: _2_. EST. MONTHLY EQUAL PAY ON THE UTILITIES Est. Ogden City Utilities: \$110.00 (Water, Sewer &amp; Garbage) (Paid by Owner) Heat Source: _Electric_. # Of Electric Meters: _3_. (2 Down 1 Up) Total # Of Electric Heaters: _10_. (Down _6_, Up _5_) # Of Gas Meters: _1_. (Only Running 1 50 Galloon Hot Water Heater) # Of Water Heaters: _1_. (New 50 Galloon) Off Street Parking: _Yes_. Exterior: Frame _Yes_, Cement Board _Yes_. NOTES _New Rubber Roof in Sept 2022._ _New Asphalt Shingles Nov 2023._ _New Vinyl Windows in April 2023._ _New Exterior Cement Board in Nov 2023._ _New Exterior Paint in Fall 2023 &amp; Feb 2024._ _Completly Updated!_</p>

**Convenience:**

1/ Free standing Range

2/ Gas Hot Water

3/ Refrigerator

**Basic information**

Contact Phone	801-695-1107
Contact Type	Seller
Built year	1883
Number of Units	2

**Unit mix**

3 Bedroom units	1
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**Rent Information**

Total Rents	TBD
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**Utilities**

Owner pays Electric	No
Owner pays Gas	Yes
Gas Meters	1
Electric Meters	3

**More features**

Heating system	Hot Water
Fence	Yes
Garden	No
Balcony	No

**Financing Options**

Cash	Yes
Bank Financing	Yes
Seller Financing	No
Trade	No

**Property Photos:**



