



131 E. Main St.
St. Henry, Ohio 45883
Ph. (419) 678-4384
FAX (419) 678-8648

Email: randy@randyevers.com

Web site: randyevers.com

PH: (419) 678-4384

Toll Free 1-866-678-4384

475 Ahlers

WELCOME TO

205 E. College St., Coldwater, Ohio



\$59,900.00

**FOR ADDITIONAL INFORMATION, PLEASE CALL
OUR OFFICE TODAY!**





131 E. Main St.
St. Henry, Ohio 45883
Ph. (419) 678-4384
FAX (419) 678-8648

Email: randy@randyevers.com
web site: randyevers.com



PRICE: \$59,900 **Number:** 234
OWNER: Mary A. Ahlers
PROPERTY ADDRESS: 205 E. College St.,
Coldwater, Ohio
LEGAL DESC: Out Lot 46 to the Village of
Coldwater, County of Mercer, State of Ohio.
PARCEL NO. 05-029100.0000
ANNUAL TAX: \$832.52
If on homestead taxes are \$365.68 less per year
ANNUAL ASSESSMENT: \$8.12 MRDD
BEDROOMS: 2 up
BATHS: 1 down and 1 up
LOT SIZE: 59' x 123'
EST. SQ. FT.: 1,222
AGE OF HOME: 1913
HEAT/AGE/INST.: GFA/1988/Rish
CENTRAL AIR/AGE/INST.: Yes/1988/Rish
PLUMBER: Rish
BUILDER: -----
ELECTRICIAN: ----
AMP ELEC. SERVICE: 100 amp
GARAGE: 1 car detached (12' x 28')
ATTIC ACCESS IN HOME: Yes
OPENER: Yes
BASEMENT/FINISHED: Yes/Not finished
BASEMENT CONTRACTOR: Unknown
SUMP PUMP: Natural
SCHOOL DIST: Coldwater
POSSESSION: Closing
INSULATION:
ATTIC: added insulation in 1980
WALLS: added insulation in 1980
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: Hometown
DISH: No
WATER HEATER/AGE: Gas/within 5 yrs.
WATER SOFTENER/AGE/OWNED: Village
Also unit in basement, not in use
DISHWASHER: None
ROOF TYPE/AGE: Asphalt /20 +/-
WINDOWS: 1980 Vinyl replacement
STORMS: No
SCREENS: Yes

GARBAGE DISP: Yes
CENTRAL VAC: None
UTILITY INFORMATION
GAS CO: Dominion
MO.AVG/LEVEL BILLING:
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING:
OTHER: N/A
EXTERIOR: Aluminum
INTERIOR: Plaster
PROPERTY LINES:
NORTH: street
SOUTH: alley
EAST: just east of garage
WEST: just west of garden
TO STAY: refrigerator, range, stack
washer/dryer, all window coverings, and
everything fast and secured.
SELLER RESERVES: Personal Property
NEGOTIABLE: None
NEIGHBORS:
West: Jerry & Barb Fullenkamp
East: Dave and Gina Robbins
MEASUREMENTS:
Kitchen: 11' x 11'
Family Room: 13' x 15'6 plus foyer area
with open staircase
Front Porch: 7' x 16'
Back Porch: 5'4 x 9'
North bedroom (up): 9'6 x 13'
South bedroom (up): 10'6 x 12'10 with large
walk in closet
NOTES:
**LOOKING FOR AN AFFORDABLE HOME IN
COLDWATER, THEN CHECK OUT THIS
HOME!**
**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**