



131 E. Main St.  
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232Birkmeyer

# WELCOME TO

4868 Fleetfoot Rd., Coldwater, Ohio



**\$89,900.00**

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





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**PRICE:** \$89,900    **Number:** 232  
**OWNER:** Robert & Ruth Birkmeyer  
**PROPERTY ADDRESS:** 4868 Fleetfoot Rd.,  
Coldwater, Ohio  
**LEGAL DESC:** Section 26 of Butler Township,  
County of Mercer, State of Ohio.  
**PARCEL NO.** 03-016900.0000  
**ANNUAL TAX:** \$1,048.98 (of this 365.68 hmstd)  
**ASSESSMENT:** \$10.22 MRDD one year only  
**BEDROOMS:** 1 down & 2 up  
**BATHS:** 1 down & 1/2 up  
**LOT SIZE:** 1 acre  
**EST. SQ. FT.:** 1,365  
**AGE OF HOME:** 1956 (south add. 1975)  
**HEAT/AGE/INST.:** GFA/original CW for service  
**CENTRAL AIR/AGE/INST.:** Yes 9/91 CW  
**PLUMBER:** Rish  
**BUILDER:** Bud Wagner  
**ELECTRICIAN:** Bud Wagner  
**AMP ELEC. SERVICE:** 200 amp  
**GARAGE:** 1 car detached  
**ATTIC ABOVE GARAGE:** Yes  
**ATTIC ACCESS IN HOME:** No  
**OPENER:** Yes (door replaced in 11/10)  
**BASEMENT/FINISHED:** Yes/Not finished  
**BASEMENT CONTRACTOR:** Bud Wagner  
**SUMP PUMP:** No  
**SCHOOL DIST:** Coldwater  
**POSSESSION:** after April 15, 2011  
**INSULATION:**  
  **ATTIC:** blown (added in 1975)  
  **WALLS:** blown (added in 1975)  
**SEWAGE:** Septic  
**WATER:** Well  
**CISTERN:** Under breezeway  
**ANTENNA:** Yes  
**CABLE:** No (available)  
**DISH:** Yes  
**WATER HEATERAGE:** Electric 8/6/07  
**WATER SOFTENER/AGE/OWNED:** None  
**DISHWASHER:** None  
**ROOF TYPE/AGE:** Asphalt / 15-18 yrs.  
**WINDOWS:** replaced over the years after 1975  
**STORMS:** No  
**SCREENS:** Yes

**GARBAGE DISP:** None  
**CENTRAL VAC:** None  
**UTILITY INFORMATION**  
  **GAS CO:** Fuel Oil (CW)  
  **MO.AVG/LEVEL BILLING:**  
  **ELECTRIC CO:** Midwest Electric  
  **MO. AVG/LEVEL BILLING:**  
**OTHER:** N/A  
**EXTERIOR:** Vinyl  
**INTERIOR:** Plaster  
**PROPERTY LINES:**  
  **NORTH:** fence  
  **SOUTH:** fence  
  **EAST:** fence  
  **WEST:** road  
**TO STAY:** Built in stove (1996) oven, washer  
(1986), dryer (1988), all window coverings &  
everything fast & secured.  
**SELLER RESERVES:** Freezer, Refrigerator in  
the basement  
**NEGOTIABLE:** None  
**NEIGHBORS:** South: Roger and Jean Siegrist  
**MEASUREMENTS:**  
  **Kitchen/Dining:** 11'6 x 16'6  
  **Living Room:** 11'4 x 21'  
  **Den:** 11'6 x 16'  
  **Master Bedroom (down):** 10' x 13'  
  **Bedroom (up):** 11'6 x 14'5 (North)  
  **Bedroom (up):** 11' x 14'5 (South)  
  **Porch:** 10' x 10'  
  **Utility Shed:** 10' x 12'  
**NOTES:**  
**LOOKING FOR AN AFFORDABLE HOME IN THE  
COLDWATER COUNTRY, DON'T MISS THIS  
OPPORTUNITY!**

**INFORMATION & MEASUREMENTS ARE NOT  
WARRANTED!**