



131 E. Main St.
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164 Brackman

WELCOME TO

241 N. Sycamore St., St. Henry, Ohio



\$124,500.00

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





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PRICE: \$124,500.00 **REDUCED** **Number:** 164
OWNER: Dennis & Thelma Brackman
PROPERTY ADDRESS: 241 N. Sycamore St.,
St. Henry, Ohio
LEGAL DESC: Being Lot #4 of the Rose &
Schockman Subdivision of Lot #74 of the
Original Plat, also Part Lot #75 and #76 of the
Original Plat to the Village of St. Henry, County
of Mercer, State of Ohio.
PARCEL NO. 23-038300.0000 / 23-039400.0000
ANNUAL TAX: \$1,195.14 plus
HOMESTEAD TAX: Add \$377.48
ASSESSMENT: \$14.82
BEDROOMS: 3 down & 2 up
BATHS: 1 down & 1 up
LOT SIZE: 75' x 289'
EST. SQ. FT.: 1,918
AGE OF HOME: 1952
HEAT/AGE/INST.: GFA & Electric Baseboard
Up/1998/Lefeld
CENTRAL AIR/AGE/INST.: Yes/2011/Buschur
PLUMBER: Lefeld
BUILDER: Tumbusch
ELECTRICIAN: Borger
AMP ELEC. SERVICE: 100 amp.
GARAGE: 1 Car Attached 16' x 23'
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Upstairs
OPENER: Yes
BASEMENT/FINISHED: Yes/Partial
BASEMENT CONTRACTOR: Unknown
SUMP PUMP: (2) with battery back ups
SCHOOL DIST: St. Henry
POSSESSION: 30 days after closing
INSULATION:
ATTIC: Batting
WALLS: Unknown
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: Time Warner
DISH: No
WATER HEATER/AGE: Gas/2010
WATER SOFTENER/AGE/OWNED: Yes/2009
DISHWASHER: Yes/2001
ROOF TYPE/AGE: Asphalt/2003

WINDOWS: Wood **STORMS:** Yes
SCREENS: Yes
GARBAGE DISP: Yes
CENTRAL VAC: None
UTILITY INFORMATION
GAS CO: Dominion
MO.AVG/LEVEL BILLING: \$103 level
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$110 avg.
OTHER: N/A
EXTERIOR: Cedar Shake
INTERIOR: Plaster
PROPERTY LINES: (see aerial)
NORTH: to bush
SOUTH: to bush
EAST: owns 1/4 of NW corner of building
WEST: street

TO STAY: Refrigerator, range, microwave,
dishwasher, entertainment center and TV, piano,
pool table, some family room furniture in the
basement, refrigerator, range, freezer, washer,
dryer in the basement all window coverings, &
everything fast & secured.

SELLER RESERVES: None
NEGOTIABLE: Some personal property
NEIGHBORS: North: Gary & Cindy Linn
South: Ted and Angie Woods

MEASUREMENTS:
Kitchen: 8'2 x 13'
Dining Room: 9' x 12'
Living Room: 12' x 21'2
Master Bedroom: 12'7 x 14'
Bedroom: 11'6 x 11'6
Bedroom: 9' x 13'6
Screened Porch: 12'9 x 21'
Up West Bedroom: 11'10 x 12'
Up East Bedroom: 10'6 x 12'

NOTES:
**IF YOU ARE LOOKING FOR AN
AFFORDABLE HOME IN ST. HENRY, CALL
TODAY FOR YOUR SHOWING. THIS HOME
IS READY TO MOVE INTO, CUSTOM OAK
KITCHEN CABINETS AND MUCH MORE TO
SEE!**

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**