



131 E. Main St.
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PRICE: \$99,900 **Number:** 228
OWNER: Kathryn L. Brown
PROPERTY ADDRESS: 825 S. Dogwood Dr.
Coldwater, Ohio
LEGAL DESC: Lot No. 1003 Restful Acres 6th
Add., to the village of Coldwater, Ohio

PARCEL NO. 04-140900.0000
ANNUAL TAX: \$706.70 (Actual tax would be
\$1,069.38 without homestead)
ASSESSMENT: None Known
BEDROOMS: 2 possibly 3
BATHS: 1 1/2
LOT SIZE: see map
EST. SQ. FT.: 1,614
AGE OF HOME: 1977
HEAT/AGE/INST.: Elec. Bsbd & gas space
heater in FR
CENTRAL AIR/AGE/INST.: Window (2)
PLUMBER: N/A
BUILDER: Unknown
ELECTRICIAN: Brian Bruggeman
AMP ELEC. SERVICE:
GARAGE: 2 car attached
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes (2 remotes)
BASEMENT/FINISHED: No
BASEMENT CONTRACTOR: N/A
SUMP PUMP: (2) in crawl
SCHOOL DIST: Coldwater
POSSESSION: 5 days after Auction
INSULATION:
ATTIC:
WALLS:
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: Hometown
DISH: No
WATER HEATER/AGE: Electric/ unknown
WATER SOFTENER/AGE/OWNED: Village
DISHWASHER: None
ROOF TYPE/AGE: Asphalt / 8 years
WINDOWS: Original DP tilt in
STORMS: No
SCREENS: Yes

GARBAGE DISP: Yes
CENTRAL VAC: None
UTILITY INFORMATION
GAS CO: Dominion East \$81/per mo.
MO.AVG/LEVEL BILLING:
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$218/mo. avg.
OTHER: N/A
EXTERIOR: Aluminum
INTERIOR: Drywall
PROPERTY LINES:
NORTH: see map
SOUTH:
EAST:
WEST:
OTHER: N/A
TO STAY: Refrigerator & range 1995; blinds
in FR 2009 & Bedrooms Spring 2010, All
window coverings, wall decorations except quilt
in DR & personal items, area rugs, and
everything fast & secured.
SELLER RESERVES: Quilt & Personal Items
NEGOTIABLE: None
NEIGHBORS: North: Rose Gruss

MEASUREMENTS:
Kitchen: 9'4 x 12'
Living Room: 16'9 x 16'10
Family Room: 16'7 x 17'8
Formal Dining: 10' x 10'
Master Bedroom: 11'9 x 13'2
Bedroom: 11'2 x 14'
Bedroom: 9'10 x 13'4 (currently used as a den)

NOTES:
Fall 2009, Gutter guard replaced in all areas
except front.
Nice home on a quiet street with one of the best
lots in this area. Offers a stop down family room
with cathedral ceiling & sky lights. Home offers
large rooms for your family. CALL US TODAY
FOR YOUR SHOWING!

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**