

**RANDY EVERS REAL ESTATE AND AUCTION CO., LTD. 131 E. MAIN ST., ST. HENRY, OHIO**

**PRICE:** \$79,900.00

**OWNER:** William J. Dues and Elizabeth Bunnel

**PROPERTY ADDRESS:** 5477 Karafit Rd., Celina, Ohio

**LEGAL DESCRIPTION:** Lot No. 7 and Lot No. 9 of the South Bay Addition in the Township of Franklin, State of Ohio.

**PARCEL NO.:** 09-013800.0000

**ANNUAL TAX:** \$525.50

**ASSESSMENT:** None known

**BEDROOMS:** 3

**BATHS:** 1

**LOT SIZE:** 80' x 60'

**EST. SQ. FOOTAGE:** 480

**AGE OF HOME:** 1942

**HEAT:** Gas space heater and electric baseboard

**FURNACE AGE:** N/A

**FURNACE INSTALLER:** N/A

**CENTRAL AIR:** No

**CENTRAL AIR INSTALLER:** N/A

**PLUMBER:** Lefeld

**BUILDER:** Unknown

**ELECTRICIAN:**

**AMP. ELECTRIC SERVICE:** 100 amp in Master Bedroom closet

**GARAGE:** None

**ATTIC ABOVE GARAGE:** N/A

**ATTIC ACCESS IN HOME:** N/A

**OPENER:** N/A

**BASEMENT:** Crawl

**BASEMENT FINISHED:** N/A

**BASEMENT CONTRACTOR:** N/A

**SUMP PUMP:** No

**SCHOOL DISTRICT:** Celina

**POSSESSION:** 30 days after closing

**INSULATION:**

**ATTIC:**

**WALLS:**

**SEWAGE:**

**WATER:** Well

**CISTERN:** None

**ANTENNA:** None

**CABLE:** Yes Time Warner

**DISH:** No

**WATER HEATER:** Gas (John Moeller)

**WATER HEATER AGE:**

**WATER SOFTENER/OWNED:** Yes

**DISHWASHER:** None

**ROOF TYPE:** Asphalt

**ROOF AGE:** 2007

**WINDOWS:** 2007

**STORMS:** No

**SCREENS:** Yes

**GARBAGE DISPOSAL:** No

**CENTRAL VACUUM:** No

**UTILITY INFORMATION:**

**GAS COMPANY:** Dominion

**MONTHLY AVG./LEVEL BILLING:**

**ELECTRIC COMPANY:** DP&L

**MONTHLY AVG./LEVEL BILLING:**

**OTHER:**

**EXTERIOR:** Vinyl (2007)

**INTERIOR:** drywall

**PROPERTY LINES:**

**NORTH:** street

**SOUTH:** pole

**EAST:** unsure

**WEST:** to the start of the neighbors flowers

**OTHER:**

**TO STAY:**

All window coverings, refrigerator (10 yrs.), range (7/09), washer & dryer (6/09)

**SELLER RESERVES:**

Personal Property

**NEGOTIABLE:**

None

**NEIGHBORS:**

West: Steve Doll

East: Bob and Jane Light

**MEASUREMENTS:**

Living Room: 9'6 x 22'10

Kitchen/Dining: 12'6 x 14'6

Master Bedroom (South): 12' x 14'

Bedroom: 10'6 x 10'9

Bedroom: 8'3 x 11'

Utility Room: 5'8 x 9'

**NOTES:**

Home was remodeled in 2007 with new drywall in all rooms except the bedrooms. Home was also rewired in 2007 with a new 100 amp. breaker box. The roof and vinyl siding was also replaced in 2007.

**INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!**