



131 E. Main St.
St. Henry, Ohio 45883
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PRICE: \$227,500 **Number:** 142
OWNER: Todd and Michelle Busse
PROPERTY ADDRESS: 482 N. Sycamore St.
St. Henry, Ohio

LEGAL DESC: Being Lot No. 30 in the Park
West Estates Addition to the Village of St.
Henry, County of Mercer, State of Ohio

PARCEL NO. 23-000100.0130
ANNUAL TAX: \$2,884.26
ASSESSMENT: None Known
BEDROOMS: 3 plus one in the basement
BATHS: 2 ½ plus one in the basement
LOT SIZE: 105' x 134'
EST. SQ. FT.: 1,897
AGE OF HOME: 1997
HEAT/AGE/INST.: Gas Forced Air (1997)
CENTRAL AIR/AGE/INST.: Yes (1997)
PLUMBER: Francks
BUILDER: Marty Muhlenkamp
ELECTRICIAN: Unknown
AMP ELEC. SERVICE: 200
GARAGE: 2 car attached
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes (2)
BASEMENT/FINISHED: Yes
BASEMENT CONTRACTOR: Unknown
SUMP PUMP: Yes (1)
SCHOOL DIST: St. Henry
POSSESSION: By agreement
INSULATION:
 ATTIC: Blown
 WALLS: Batt
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: Yes (Hometown)
DISH: None
WATER HEATER AGE: Gas (2008)
WATER SOFTENER/AGE/OWNED: Yes
DISHWASHER: Yes
ROOF TYPE/AGE: Asphalt, (1997)
WINDOWS: Andersen (DH)
STORMS: No

SCREENS: Yes
GARBAGE DISP: Yes
CENTRAL VAC: Yes
UTILITY INFORMATION
 GAS CO: Dominion
 MO.AVG/LEVEL BILLING: \$94/mo. level
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$110/mo. Avg.
OTHER: N/A
EXTERIOR: Brick/Vinyl
INTERIOR: Drywall
PROPERTY LINES:
 NORTH: Field (mow a little extra)
 SOUTH: Utility box
 EAST: Street
 WEST: Field (mow a little extra)
 OTHER: (see attached aerial map)
 TO STAY: All window coverings, microwave
dishwasher and everything fast and secured.

SELLER RESERVES: None

NEGOTIABLE: Refrigerator, upstairs and in
the basement, furniture in the basement, swing
set, and utility shed.

NEIGHBORS:
South: Mike and Janice Feltz

MEASUREMENTS:
Kitchen: 14' x 15'
Dining: 13' x 15'
Living Room: 17 x 22'
Master Bedroom: 14' x 16'
Bedroom: 11' x 13'
Bedroom: 10 x 14'
Bedroom (basement): 14' x 20'

NOTES:
A very nice ranch style home located close to the
Park and Pool in St. Henry. Offers cathedral
ceilings, and full finished basement with gas
fireplace.

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**