



131 E. Main St.
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481 Fennig

WELCOME TO



6686 Wabash Rd., Celina, Ohio

\$39,900.00

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





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WABASH RD.

PRICE: \$39,900.00 **Number:** 481
OWNER: Lee Fennig & Sue Fraze
PROPERTY ADDRESS: 6686 Wabash Rd.,
Celina Ohio
LEGAL DESC: Sec. 4 of Washington Twp.,
County of Mercer, State of Ohio
PARCEL NO. 42-011900.0000
ANNUAL TAX: \$935.90
ASSESSMENT: \$1.56 Wabash Conservancy
\$38.96 Wabash lights
\$4.31 MRDD
BEDROOMS: 2 down / 2 up
BATHS: 1
LOT SIZE: .39 of an acre more or less
EST. SQ. FT.: 1,408
AGE OF HOME: Unknown
HEAT/AGE/INST.: GFA/2 yrs./Riesen
CENTRAL AIR/AGE/INST.: Yes/Older
PLUMBER: Riesen Bros.
BUILDER: -----
ELECTRICIAN: -----
AMP ELEC. SERVICE: 100 Amp 5 yrs.
GARAGE: No
ATTIC ABOVE GARAGE: -----
ATTIC ACCESS IN HOME: -----
OPENER: -----
BASEMENT/FINISHED: Yes
BASEMENT CONTRACTOR: -----
SUMP PUMP: Yes
SCHOOL DIST: Celina
POSSESSION: Closing
INSULATION:
ATTIC: Blown
WALLS: Blown
SEWAGE: Septic & filler bed 15 yrs.
WATER: Well – Shallow well
CISTERN: Yes – east side of house below grill
ANTENNA: Yes
CABLE: No
DISH: No
WATER HEATER/AGE: Electric/5 yrs.
WATER SOFTENER/AGE/OWNED: Yes/20
yrs.
DISHWASHER: No
ROOF TYPE/AGE: Fib. 7 yrs.
WINDOWS: some replaced over 20 yrs.
STORMS: No

SCREENS: Yes
GARBAGE DISP: No
CENTRAL VAC: No
UTILITY INFORMATION
GAS CO: LP
MO.AVG/LEVEL BILLING: unknown
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: unknown
OTHER: N/A
EXTERIOR: Wood painted lap shingle
INTERIOR: Plaster
PROPERTY LINES:
NORTH: NW pin by bush
SOUTH: green post
EAST: green post
WEST: road

TO STAY: Range 2007, dryer, washer 2011,
and everything fast and secured.
SELLER RESERVES: Window coverings
owned by the tenant.

MEASUREMENTS:
Kitchen/Dining:
Family Room:
Bedroom:
Bedroom:
Bedroom:
Bath:
Enclosed Porch:

NOTES: wood deck in back
16' x 20' building with o/h door
Rental Income: \$450.00/mo. (\$450.00 deposit)
Tenant since 9/2011

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**