



131 E. Main St.
St. Henry, Ohio 45883
Ph. (419) 678-4384
FAX (419) 678-8648

Email: randy@randyevers.com
Web site: randyevers.com
PH: (419) 678-4384
Toll Free 1-866-678-4384

137 Fullenkamp

WELCOME TO

562 Spruce St., St. Henry, Ohio



\$264,900.00

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





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PRICE: \$264,900.00 **Number:** 137
OWNER: Mark and Lisa Fullenkamp
PROPERTY ADDRESS: 562 Spruce St.,
St. Henry, Ohio

LEGAL DESC: Being Lot 56 of the SV 6th
Addition to the Village of St. Henry, County of
Mercer, State of Ohio

PARCEL NO. 23-075400.5800
ESTIMATED ANNUAL TAX: \$3,800.00
ASSESSMENT: None Known
BEDROOMS: 3
BATHS: 2 1/2
LOT SIZE: 134' x 160'
EST. SQ. FT.: 2,042
AGE OF HOME: New
HEAT/AGE/INST.: High Efficiency Heat Pump
plus GFA

CENTRAL AIR/AGE/INST.: Yes
PLUMBER: Francks
BUILDER: Mark Fullenkamp
ELECTRICIAN: Mark Fullenkamp
AMP ELEC. SERVICE: 200 Amp.
GARAGE: 2 car, 25' x 23' 4 plus 10' x 17'4
storage area
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes (2)
BASEMENT/FINISHED: No
BASEMENT CONTRACTOR: Homer Stachler
SUMP PUMP: 2
SCHOOL DIST: St. Henry
POSSESSION: Closing
INSULATION:

ATTIC: Blown
WALLS: New Wool R17 (Pottus)
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: Available
DISH: No

WATER HEATERAGE: Electric
WATER SOFTENER/AGE/OWNED: New/Yes
DISHWASHER: Opening Only
ROOF TYPE/AGE: Asphalt (30 yr.) New
WINDOWS: Andersen Casement

STORMS: No
SCREENS: Yes
GARBAGE DISP: Yes
CENTRAL VAC: Plumbing only

UTILITY INFORMATION

GAS CO: Dominion
MO.AVG/LEVEL BILLING:
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING:

OTHER: N/A

EXTERIOR: Brick/Vinyl – Coined Corners

INTERIOR: Drywall

PROPERTY LINES:

NORTH: See Map

SOUTH:

EAST:

WEST:

OTHER:

NEIGHBORS: North: Alan and Jean Sieftring
West: Chris and Donna Rindler

MEASUREMENTS:

Kitchen/Dining: 12'4 x 13'11

Great Room: 15'4 x 30'

Master Bedroom: 13' x 18'4 (tray ceiling)

Bedroom: 12' x 13'4

Bedroom: 12' x 14'

NOTES: Fireplace – Buschurs (vented)

- 6 Panel Oak Doors
- Oak Custom Cabinets by Levi Schlabach
- Oak 3 1/2" Casing / Oak 4 1/4" Base
- Wired for speakers to guest closet.
Surround Sound ready (No Speakers)
- Rod Iron for Basement Rail
- Walk In Closets in all Bedrooms

**This is a nice brick ranch style home in a Great
Location, close to school and the South Park.
Seller responsible for sidewalks at streets, and
closet shelves.**

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**