



131 E. Main St.  
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153 Garrison

# WELCOME TO

**2553 Fleetfoot Rd., St. Henry, Ohio**



**\$157,500.00**

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





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**PRICE:** \$157,500.00 **Number:** 153  
**OWNER:** Ryan M. & Melinda L. Garrison  
**PROPERTY ADDRESS:** 2553 Fleetfoot Rd., St. Henry, Ohio  
**LEGAL DESC:** Being Lot #3 in the Lochtefeld Subdivision, Township of Granville, County of Mercer, State of Ohio  
**PARCEL NO.** 20-007000.0000  
**ANNUAL TAX:** \$2,126.68  
**ASSESSMENT:** \$20.20 MRDD this year only  
**BEDROOMS:** 3  
**BATHS:** 2 1/2  
**LOT SIZE:** 174' x 120' (.48 of an acre)  
**EST. SQ. FT.:** 2,097  
**AGE OF HOME:** 1977  
**HEAT/AGE/INST.:** Electric Ceiling Cable and wood stove  
**CENTRAL AIR/AGE/INST.:** Yes  
**PLUMBER:** Lefeld  
**BUILDER:** Unknown  
**ELECTRICIAN:** None  
**AMP ELEC. SERVICE:** 200 Amp in garage  
**GARAGE:** 2 car attached (21'3 x 21')  
**ATTIC ABOVE GARAGE:** Yes  
**ATTIC ACCESS IN HOME:** Garage  
**OPENER:** Yes  
**BASEMENT/FINISHED:** None  
**BASEMENT CONTRACTOR:** N/A  
**SUMP PUMP:** N/A  
**SCHOOL DIST:** St. Henry  
**POSSESSION:** By agreement  
**INSULATION:**  
    **ATTIC:** Blown  
    **WALLS:** Blown  
    **Family Room:** Batting in ceiling & walls  
**SEWAGE:** Septic  
**WATER:** Well (pump & pressure tank 11/10)  
**CISTERN:** None  
**ANTENNA:** Yes (in use)  
**CABLE:** Hometown  
**DISH:** No  
**WATER HEATER/AGE:** Electric 2007  
**WATER SOFTENER/AGE/OWNED:** Yes reworked recently also new iron filter  
**DISHWASHER:** Yes (2008)  
**ROOF TYPE/AGE:** Asphalt/2001  
**WINDOWS:** Pella  
**STORMS:** None

**SCREENS:** Yes  
**GARBAGE DISP:** Yes (2010)  
**CENTRAL VAC:** Yes  
**UTILITY INFORMATION**  
    **GAS CO:** None  
    **ELECTRIC CO:** Midwest Electric  
    **MO. AVG/LEVEL BILLING:** \$150/mo avg.  
**EXTERIOR:** Brick  
**INTERIOR:** Plaster  
**PROPERTY LINES:**  
    **NORTH:** white stake in NE corner  
    **SOUTH:** road  
    **EAST:** white stake in NE corner  
    **WEST:** road  
**TO STAY:** All window coverings, built in range, oven, microwave, (all 2008) and everything fast and secured.  
**SELLER RESERVES:** Sink in the garage  
**NEGOTIABLE:** Wood stove (Only if buyer does not want the stove)  
**NEIGHBORS:**  
    East: Bill & Eileen Huber  
    South: Chris and Jennifer May  
**MEASUREMENTS:**  
    Kitchen: 12' x 12'6  
    Dining: 11'6 x 12'4  
    Living Room: 14'8 x 23'4  
    Family Room: 13' x 19'6 (new in 2008)  
    Master Bedroom: 14' x 14'6 (with walk in closet and full bath)  
    Bedroom: 11' x 11'6  
    NE Bedroom: 11'6 x 13'6  
    Utility Room: 5'8 x 9'2  
    Utility Shed: 10' x 10'  
**NOTES:**  
    Master bedroom carpet 2010  
    Counter topp, Tile in kitchen, foyer, and wood stove area 2008  
    Ceiling fans, landscaping, and exterior light fixtures all replaced in 2008.

**IF YOU ARE LOOKING FOR A WELL CARED FOR HOME IN THE ST. HENRY COUNTRY, CALL US TODAY FOR YOUR SHOWING!**

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!