



131 E. Main St.
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165Hartings

WELCOME TO



582 W. Main St., St. Henry, Ohio

\$134,900.00

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





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PRICE: \$134,900.00 **Number:** 165
OWNER: Dan & Elisha Hartings
PROPERTY ADDRESS: 582 West Main St., St. Henry, Ohio
LEGAL DESC: Being Lot #4 of the N.R. Gast Subdivision to the Village of St. Henry, County of Mercer, State of Ohio.
PARCEL NO. 23-006350.0300
ANNUAL TAX: \$1,909.36
ASSESSMENT: \$16.18
BEDROOMS: (3) 1 down & 2 up
BATHS: 2 1/2 (1 1/2 down and 1 up)
LOT SIZE: 140.25 x 128.62
EST. SQ. FT.: 1,632
AGE OF HOME: 2006
HEAT/AGE/INST.: GFA 2006
CENTRAL AIR/AGE/INST.: Yes/2006
PLUMBER: Doyle
BUILDER: Doyle Homes
ELECTRICIAN: Doyle
AMP ELEC. SERVICE: 200 amp.
GARAGE: 2 Car Attached, insulated 2010
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Yes, Upstairs
Bathroom
OPENER: Yes
BASEMENT/FINISHED: No – 4 1/2 ft. deep crawl space with indoor access
BASEMENT CONTRACTOR: N/A
SUMP PUMP: Yes/2006
SCHOOL DIST: St. Henry
POSSESSION: By agreement
INSULATION:
 ATTIC: R40 Fiberglass Blown
 WALLS: R13 Figerglass
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: Hometown
DISH: None
WATER HEATER/AGE: Gas/2006
WATER SOFTENER/AGE/OWNED: Yes/2006
DISHWASHER: Yes/2006
ROOF TYPE/AGE: 30 year architectural shingles/2006

WINDOWS: Vinyl-clad wood windows from Anderson

STORMS: Yes

SCREENS: Yes

GARBAGE DISP: Yes/2006

CENTRAL VAC: None

UTILITY INFORMATION

GAS CO: Dominion

MO.AVG/LEVEL BILLING: \$80 mo./avg.

ELECTRIC CO: DP&L

MO. AVG/LEVEL BILLING: \$80 mo./avg.

OTHER: N/A

EXTERIOR: Vinyl 2006

INTERIOR: drywall

PROPERTY LINES: (see aerial)

NORTH:

SOUTH:

EAST:

WEST:

TO STAY: All window coverings, microwave 10 yrs., dishwasher 2006, refrigerator 2011, stove/oven 10 yrs., and everything fast and secured.

NEGOTIABLE: Washer/Dryer

NEIGHBORS: East: Bob Pax
South: Glen & Bec Miller

MEASUREMENTS:

Kitchen: 13'1 x 11'5

Family Room: 14'1 x 15'7

Master Bedroom: 11'3 x 15'7

UP E Bedroom: 11'3 x 21'4

UP W Bedroom: 10'9' x 21'4

NOTES:

IF YOU ARE LOOKING FOR AN AFFORDABLE HOME IN ST. HENRY, CALL TODAY FOR YOUR SHOWING. HOME IS READY TO MOVE INTO!

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!