



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

Email: [randy@randyevers.com](mailto:randy@randyevers.com)

Web site: [randyevers.com](http://randyevers.com)

PH: (419) 678-4384

Toll Free 1-866-678-4384

161 Holdheide

# WELCOME TO

**321 Center St., St. Henry, Ohio**



**\$89,900.00**

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





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**PRICE: \$89,900.00** **Number: 161**  
**OWNER: Chris & Lori Holdheide**  
**PROPERTY ADDRESS: 321 Center St., St. Henry, Ohio**  
**LEGAL DESC: Being Lot #22 in the Romer Addition to the Village of St. Henry, County of Mercer, State of Ohio.**  
**PARCEL NO. 23-053000-0000**  
**ANNUAL TAX: \$939.80**  
**ASSESSMENT: \$8.62**  
**BEDROOMS: 3**  
**BATHS: 1**  
**LOT SIZE: 66' x 132'**  
**EST. SQ. FT.: 1,260**  
**AGE OF HOME: 1942**  
**HEAT/AGE/INST.: GFA/2000/**  
**CENTRAL AIR/AGE/INST.: Yes/2000**  
**PLUMBER: Lefeld**  
**BUILDER: Unknown**  
**ELECTRICIAN:**  
**AMP ELEC. SERVICE:**  
**GARAGE: 1 1/2 Car**  
**ATTIC ABOVE GARAGE: Open**  
**ATTIC ACCESS IN HOME: Upstairs**  
**OPENER: Yes**  
**BASEMENT/FINISHED: Yes/No**  
**BASEMENT CONTRACTOR: -----**  
**SUMP PUMP: Yes (2000)**  
**SCHOOL DIST: St. Henry**  
**POSSESSION: 30 days after closing**  
**INSULATION: Blown & Styrofoam**  
**ATTIC:**  
**WALLS:**  
**SEWAGE: Village**  
**WATER: Village**  
**CISTERN: None**  
**ANTENNA: None**  
**CABLE: Time Warner**  
**DISH: -----**  
**WATER HEATER/AGE: Electric/5/10**  
**WATER SOFTENER/AGE/OWNED: Yes/5/10**  
**DISHWASHER: None**  
**ROOF TYPE/AGE: Asphalt/House 2007**  
**Garage 1999**  
**WINDOWS: Vinyl Replacement**  
**STORMS: No**  
**SCREENS: Yes**  
**GARBAGE DISP: Yes**

**CENTRAL VAC: None**  
**UTILITY INFORMATION**  
**GAS CO: Dominion**  
**MO.AVG/LEVEL BILLING: \$44 level**  
**ELECTRIC CO: DP&L**  
**MO. AVG/LEVEL BILLING: \$160 avg.**  
**OTHER: N/A**  
**EXTERIOR: Vinyl**  
**INTERIOR: Plaster**  
**PROPERTY LINES:**  
**NORTH: Alley**  
**SOUTH: Street**  
**EAST: Approx. 3' west of garage**  
**WEST: To hedge**

**TO STAY: All window coverings, range, garage refrigerator, deep freeze and everything fast and secured.**

**SELLER RESERVES: None**

**NEGOTIABLE: Kids outdoor play set**

**NEIGHBORS: West: Ralph & Rea Chapman**  
**East: Greg Speck**

**MEASUREMENTS:**  
**Kitchen/Dining: 13'3 x 15'7**  
**Family Room: 13'9 x 21'3 insulation added and new window in this room 2007**  
**Living Room: 15'1 x 11'2**  
**Master Bedroom: 10'11 x 11'**  
**Bath: 8'2 x 12'2**  
**Up Bedroom: 11'2 x 15'4**  
**Up S Bedroom: 12'8 x 13'8**  
**Porch: 9'3 x 13'8**

**NOTES:**  
**IF YOU ARE LOOKING FOR AN AFFORDABLE HOME IN ST. HENRY, CALL TODAY FOR YOUR SHOWING.**

**INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**