



131 E. Main St.  
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158 Lange

# WELCOME TO

**261 S. Sycamore St., St. Henry, Ohio**



**\$149,900.00**

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





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**PRICE:** \$149,900.00    **Number:** 158  
**OWNER:** Matthew & Nicole Lange  
**PROPERTY ADDRESS:** 261 S. Sycamore St.,  
St. Henry, Ohio  
**LEGAL DESC:** Being Lot # 2 of the Schockman  
Addition, Village of St. Henry, County of  
Mercer, State of Ohio.  
**PARCEL NO.** 23-057500-0000  
**ANNUAL TAX:** \$1,514.64  
**ASSESSMENT:** \$14.30  
**BEDROOMS:** 4; 2 down & 2 up  
**BATHS:** Down remodeled in 2005, upstairs  
remodeled in 2010.  
**LOT SIZE:** 85'4 x 116'3  
**EST. SQ. FT.:** 2,228  
**AGE OF HOME:** 1965  
**HEAT/AGE/INST.:** GFA 92% Eff./2002/Rays  
**CENTRAL AIR/AGE/INST.:** Yes/2002/Rays  
**PLUMBER:** Lefeld  
**BUILDER:** -----  
**ELECTRICIAN:** Rays  
**AMP ELEC. SERVICE:** 200 Amp; 2003  
**GARAGE:** 1 car attached 16' x 24'  
Garage insulated, new wiring & finished in 2003  
Garage door replaced in 2010  
**ATTIC ABOVE GARAGE:** Yes  
**ATTIC ACCESS IN HOME:** Yes; closet north  
bedroom upstairs  
**OPENER:** Yes  
**BASEMENT/FINISHED:** Yes/yes; finished in  
2003, also new water lines  
**BASEMENT CONTRACTOR:** -----  
**SUMP PUMP:** Yes; 2010  
**SCHOOL DIST:** St. Henry  
**POSSESSION:** By agreement  
**INSULATION:**  
**ATTIC:** Added R19 Layer to make R38;  
Basement: spray foam insulation added in  
openings, between floor joist and sill plat  
**WALLS:** Styrofoam and Batting  
**SEWAGE:** Village  
**WATER:** Village  
**CISTERN:** None  
**ANTENNA:** None  
**CABLE:** Time Warner  
**DISH:** None  
**WATER HEATER/AGE:** Gas/2009

**WATER SOFTENER/AGE/OWNED:**

Reworked by John Moeller/3 yrs/yes

**DISHWASHER:** Yes; 2006

**ROOF TYPE/AGE:** Asphalt/1996

**WINDOWS:** Wood - Marvin

**STORMS:** Yes

**SCREENS:** Yes

**GARBAGE DISP:** Yes; 2006

**CENTRAL VAC:** None

**UTILITY INFORMATION**

**GAS CO:** Dominion

**MO.AVG/LEVEL BILLING:** Avg. \$80/mo.

**ELECTRIC CO:** DP&L

**MO. AVG/LEVEL BILLING:** Avg. \$100/mo.

**EXTERIOR:** Vinyl; 1996

**INTERIOR:** Plaster

**PROPERTY LINES:**

**NORTH:** see aerial

**SOUTH:**

**EAST:**

**WEST:**

**OTHER:**

**TO STAY:** All window coverings, dishwasher  
(2 yrs), built in oven, and everything fast and  
secured.

**NEGOTIABLE:** Refrigerator 2002,  
Refrigerator 2002, deep freeze in basement,  
2009, washer, dryer 2002, garage cabinets and  
swing set.

**NEIGHBORS:** North: Maurice & Paulette  
Bruening; South: Thelma Heitkamp

**MEASUREMENTS:**

Kitchen/Dining: 13'3 x 18'2

Living Room: 13'2 x 18'3 (has surround sound)

Master Bedroom: 12'2 x 13'4

Bedroom: 10'9 x 11'2

UP N Bedroom: 15'7 x 19'6

UP S Bedroom: 11'10 x 19'6

Utility Shed: 10' x 12'

**NOTES:**

**IF YOU ARE LOOKING FOR A NICE HOME  
IN ST. HENRY WITH MANY RECENT  
IMPROVEMENTS, CALL US TODAY FOR  
YOUR SHOWING!**

**INFORMATION & MEASUREMENTS ARE NOT  
WARRANTED!**