



131 E. Main St.
St. Henry, Ohio 45883
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PRICE: \$129,500.00 **Number:** 472
OWNER: Ken and Karen Prenger
PROPERTY ADDRESS: 12 Connie Lane North Star, Ohio
LEGAL DESC: Ed Winners Third Addition in the Village of North Star, Ohio
PARCEL NO. R69-2-312-16-04-01-11900
ANNUAL TAX: \$1,316.12
ASSESSMENT: Mile & Loramie Cr. \$2.00
BEDROOMS: 3
BATHS: 2
LOT SIZE: 136' x 150' (0.4681/acre)
EST. SQ. FT.: 1,300
AGE OF HOME: 1998
HEAT/AGE/INST.: Geothermal
CENTRAL AIR/AGE/INST.: Yes 1998
PLUMBER: North Star
BUILDER: Becker Home
ELECTRICIAN: None
AMP ELEC. SERVICE: 200 amp.
GARAGE: 2 car 19'6 x 22'
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Yes
OPENER: Yes (1)
BASEMENT/FINISHED: Crawl
BASEMENT CONTRACTOR: N/A
SUMP PUMP: None
SCHOOL DIST: Versailles
POSSESSION: 30 days after closing
INSULATION:
 ATTIC: Batting
 WALLS: Batting
SEWAGE: Septic; Town Sewage soon
WATER: Well
CISTERN: None
ANTENNA: Yes (not in use)
CABLE: Yes Time Warner
DISH: No
WATER HEATERAGE: Electric/2008
WATER SOFTENER/AGE/OWNED: Yes/Yes
DISHWASHER: Yes (Portable)
ROOF TYPE.AGE: Asphalt/1998
WINDOWS: Andersen DH
STORMS: No
SCREENS: Yes
GARBAGE DISP: No
CENTRAL VAC: Yes

UTILITY INFORMATION

GAS CO: None
MO.AVG/LEVEL BILLING:
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$175/mo.
OTHER: N/A
EXTERIOR: Vinyl Siding
INTERIOR: Drywall
PROPERTY LINES:
 NORTH: Street
 SOUTH: Utility Pole
 EAST: Utility Pole
 WEST: Utility Pole
 OTHER: N/A
TO STAY: All window coverings, microwave, electric fireplace in the living room, microwave (5 months), 10' x 12' utility shed and everything fast and secured.
SELLER RESERVES: None

NEGOTIABLE: None

NEIGHBORS:

East: Bob and Theresa Hemmelgarn
North: Dave and Thelma Barga

MEASUREMENTS:

Kitchen/Dining: 12' x 20'6
Living Room: 12'3 x 20'9
Master Bedroom: 12'3' x 13'6
Bedroom: 9' x 11'6
Bedroom: 8'10 x 12'10
Utility Room: 5'6 x 9'10

NOTES:

A ranch style home with a nice lot on a quiet street!
CALL TODAY FOR YOUR SHOWING!

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!