



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

Email: randy@randyevers.com
web site: randyevers.com



PRICE: \$249,000.00 **Number:** 365
OWNER: Robert & Velma Mescher
PROPERTY ADDRESS: 1355 Kremer Rd.,
Maria Stein, Ohio
LEGAL DESC: Situated in Section 36 of Marion
Township, County of Mercer, State of Ohio.
PARCEL NO. 31-082900.0200
ANNUAL TAX: \$3,764.94 (\$3,348.22 hmstd)
ASSESSMENT: \$2.00 Mile-Loramie Creek
BEDROOMS: 3
BATHS: 2
LOT SIZE: 1.14 Acres
EST. SQ. FT.: 1,882
AGE OF HOME: 1997
HEAT/AGE/INST.: GFA/1997/North Star
CENTRAL AIR/AGE/INST.: Yes/97/North Star
PLUMBER: North Star Plumbing & Heating
BUILDER: Heitkamp Builders
ELECTRICIAN: Boerger Electric
AMP ELEC. SERVICE: 200 Amp
GARAGE: 2 Car
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes
BASEMENT/FINISHED: Yes/No
BASEMENT CONTRACTOR: Rethman
SUMP PUMP: Yes
SCHOOL DIST: Marion Local
POSSESSION: By agreement
INSULATION:
ATTIC: Blown
WALLS: Batting
SEWAGE: Septic Tank
WATER: Well
CISTERN: None
ANTENNA: None **CABLE:** None **DISH:** Yes
WATER HEATER/AGE: Gas/1997
WATER SOFTENER/AGE/OWNED: Yes/Yes
DISHWASHER: Yes
ROOF TYPE/AGE: Asphalt/1997
WINDOWS: Pella Casment
STORMS: No
SCREENS: Yes
GARBAGE DISP: Yes
CENTRAL VAC: None

**INFORMATION AND MEASUREMENTS
ARE NOT WARRANTED!**

UTILITY INFORMATION

GAS CO: Blue Flame
MO.AVG/LEVEL BILLING: \$155/mo.
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$100/mo.
EXTERIOR: Brick
INTERIOR: Dry Wall
PROPERTY LINES:
NORTH: Field
SOUTH: Corner fence
EAST: Road
WEST: Corner fence
TO STAY: (2) Refrigerators, built-in oven,
microwave, cook-top, dishwasher, gas range in
basement, all window coverings (except in living
room and dining room), generator & everything
fast & secured. (blinds in all windows)
SELLER RESERVES: Window coverings in
living room and dining room.
NEGOTIABLE: Garage freezer and any
personal property.
NEIGHBORS: West: Perry & Heather Unrast
South: Tim & Ann Pohlman
MEASUREMENTS:
Kitchen: 12' x 12'
Dining Room: 12' x 14'
Family Room: 15' x 21 1/2'
Breakfast Nook: 10' x 12'
Master Bedroom: 11 1/2' x 14 1/2'
SW Bedroom: 9 1/2' x 10 1/2'
NW Bedroom: 9 1/2' x 12'
Utility Room: 7 1/2' x 9 1/2'
Building: 12' x 20'
NOTES:
* Air purifier on furnace
* Generator new Jan. 2009 – Buschur Electric,
runs for 20 minutes each week
* All Custom Cabinets by John Homan Interiors
* Built-in Jenn-air cook top and grill in island
* Built-in Jenn-air oven and Amana Microwave
* 8' basement
* Built in Entertainment Center – 7' x 9'
* All Oak interior
**IF YOU ARE LOOKING FOR A NICE BRICK
RANCH STYLE HOME IN THE MARION
LOCAL SCHOOL DISTRICT, DON'T MISS
THIS OPPORTUNITY.**