



131 E. Main St.
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PRICE: \$265,000.00 **Number:** 150
OWNER: Michael & Doris Schultz
PROPERTY ADDRESS: 4009 Lange Rd., St.
Henry, Ohio
LEGAL DESC: Being Lot #1 in the Ahlers
Addition in Granville Twp., County of Mercer,
State of Ohio.
PARCEL NO. 20-029300.0100
ANNUAL TAX: \$3,629.06
ASSESSMENT: None Known
BEDROOMS: 3
BATHS: 2
LOT SIZE: 1.23 acres
EST. SQ. FT.: 2,009 tax card, print shows 1,719
AGE OF HOME: 1999
HEAT/AGE/INST.: GFA/1999/Lefeld
CENTRAL AIR/AGE/INST.: Yes/1999/Lefeld
PLUMBER: Lefeld
BUILDER: Tom Gerlach
ELECTRICIAN: Tom Gerlach
AMP ELEC. SERVICE: 200 Amp
GARAGE: 2 car plus storage area, also has
overhead door to the back yard, 29'8 x 32'
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes
BASEMENT/FINISHED: Yes - 3/4 finished
BASEMENT CONTRACTOR: Selhorst
SUMP PUMP: (2) Garage and Basement
SCHOOL DIST: St. Henry
POSSESSION: 60 Days after Closing
INSULATION:
 ATTIC: Blown
 WALLS: Batting
SEWAGE: Septic
WATER: Well
CISTERN: None
ANTENNA: Yes, for garage only
CABLE: Hometown
DISH: No
WATER HEATER/AGE: Electric/1999
WATER SOFTENER/AGE/OWNED: 1999/Yes
DISHWASHER: Yes
ROOF TYPE/AGE: Asphalt/40 year/1999
WINDOWS: Andersen
STORMS: No
SCREENS: Yes
GARBAGE DISP: Yes

CENTRAL VAC: Yes
UTILITY INFORMATION
 GAS CO: CW, seller owns the tank
 MO.AVG/LEVEL BILLING: \$55.00/mo. avg.
 ELECTRIC CO: Midwest
 MO. AVG/LEVEL BILLING: \$165/mo. avg.
OTHER: N/A
EXTERIOR: Brick
INTERIOR: Plaster
PROPERTY LINES:
 NORTH: Post
 SOUTH: Road
 EAST: In line with Post
 WEST: Road
 OTHER: N/A
TO STAY: All window coverings, microwave,
dishwasher (2 ½ yrs.), refrigerator '99, range
'99, washer and dryer '99, freezer '99,
refrigerator in garage '99, surround sound and
TV in basement, generator, and everything fast
and secured.
SELLER RESERVES: None

NEGOTIABLE: None

NEIGHBORS: East: Jim & Chris Kleinhenz
South: Reed and Lisa Mikesell

MEASUREMENTS:
 Kitchen: 12 x 15'4
 Dining: 15'1 x 15'4 plus octagon area
 Living Room: 18' x 25'4 (cathedral ceiling)
 Master Bedroom: 13'8 x 14'2
 Bedroom: 11'6 x 13'
 Bedroom: 10'8 x 11'6
 Utility Room: 8'10 x 15'4
 Covered Patio: 12' x 18'
NOTES:
 Automatic House Generator 2009
 Inground Pool: Installed in 2005 by Shawnee
 Pools Lima, Ohio, has an electric cover and
 heater
**IF YOU ARE LOOKING FOR THAT VERY
NICE ST. HENRY COUNTRY HOME WITH A
POOL, DON'T MISS THIS OPPORTUNITY.**

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**