



131 E. Main St.  
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167Stammen

# WELCOME TO



**192 N. Eastern Ave., St. Henry, Ohio**

**\$159,500.00**

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





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**PRICE:** \$159,500.00 **Number:** 167  
**OWNER:** Marlene Klose, Brenda Bohman, Fred Stammen and Ted Stammen  
**PROPERTY ADDRESS:** 192 N. Eastern Ave., St. Henry, Ohio  
**LEGAL DESC:** Section 21 of Granville Township, Village of St. Henry, County of Mercer, State of Ohio.  
**PARCEL NO.** 23-004109.0000  
**ANNUAL TAX:** \$2,244.92  
**ASSESSMENT:** None  
**BEDROOMS:** 3  
**BATHS:** 2 (1 in the utility room)  
**LOT SIZE:** 120' x 200'  
**EST. SQ. FT.:** 1,746  
**AGE OF HOME:** 1959  
**HEAT/AGE/INST.:** GFA/Original  
**CENTRAL AIR/AGE/INST.:** Yes  
**PLUMBER:** Francks  
**BUILDER:** Paul Goettemoeller  
**AMP ELEC. SERVICE:** 100 amp fuse  
**GARAGE:** 2 car attached 23' x 24' and 2 car detached 23'6 x 31'  
**ATTIC ABOVE GARAGE:** Yes  
**ATTIC ACCESS IN HOME:** Garage  
**OPENER:** Yes  
**BASEMENT/FINISHED:** Yes/Partial  
**BASEMENT CONTRACTOR:** Paul Goettemoeller  
**SUMP PUMP:** Natural  
**SCHOOL DIST:** St. Henry  
**POSSESSION:** 30 days after closing  
**INSULATION:**  
**ATTIC:** blown  
**WALLS:** Unknown  
**SEWAGE:** Village  
**WATER:** Village  
**CISTERN:** under back patio  
**ANTENNA:** Yes  
**CABLE:** Hometown  
**DISH:** No  
**WATER HEATER/AGE:** Electric/unk.  
**WATER SOFTENER/AGE/OWNED:** None  
**DISHWASHER:** None  
**ROOF TYPE/AGE:** Asphalt/2002

**WINDOWS:** vinyl replacement (front and back 2 yrs. and from Moeller, others 17 yrs.)  
**STORMS:** No  
**SCREENS:** Yes  
**GARBAGE DISP:** Yes  
**CENTRAL VAC:** Yes  
**UTILITY INFORMATION**  
**GAS CO:** Dominion  
**MO.AVG/LEVEL BILLING:**  
**ELECTRIC CO:** DP&L  
**MO. AVG/LEVEL BILLING:**  
**EXTERIOR:** Aluminum  
**INTERIOR:** Plaster  
**PROPERTY LINES:** (see aerial)  
**NORTH:**  
**SOUTH:**  
**EAST:**  
**WEST:**  
**TO STAY:** All window coverings, built in range, microwave, refrigerator (8-10 yrs.), freezer, range, piano, bar stools and bar in the basement and everything fast & secured.  
**SELLER RESERVES:** Garage refrigerator  
**NEIGHBORS:** North Mike & Doris Schultz  
South: Norman and Mary Lou Alt  
**MEASUREMENTS:**  
Kitchen: 8'2 x 13'  
Dining Room: 9' x 12'  
Living Room: 15' x 21' (all one room)  
Family Room: 13' x 17'3 (all one room)  
Master Bedroom: 12' x 14'  
Bedroom: 10'7 x 13'  
Bedroom: 11'3 x 13'2  
Utility room/bath: 6'4 x 9'7  
Front Porch  
Covered back Patio: 18' x 18'

**NOTES:**  
**YOU ARE NOT GOING TO FIND A CLEANER AND BETTER CARED FOR HOME LIKE THIS ONE. OFFERS 2 CAR ATTACHED GARAGE AS WELL AS A 2 CAR DETACHED GARAGE. HARD TO FIND HOME IN ST. HENRY. CALL TODAY FOR YOUR SHOWING.**

**INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**