



131 E. Main St.
St. Henry, Ohio 45883
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160 Braun

WELCOME TO

4425 Lange Rd., St. Henry, Ohio



\$189,900.00

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





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PRICE: \$189,900.00 **Number:** 160
OWNER: Jim and Karen Braun
PROPERTY ADDRESS: 4425 Lange Rd., St.
Henry, Ohio
LEGAL DESC: Being Section 21 of Granville
Twp., County of Mercer, State of Ohio.
PARCEL NO. 21-028100-0000
ANNUAL TAX: \$2,011.12
ASSESSMENT: \$19.04
BEDROOMS: 3
BATHS: 1 1/2
LOT SIZE: 1.52 acres
EST. SQ. FT.: 1,882
AGE OF HOME: 1975
HEAT/AGE/INST.: GHW (1989)
Elec Heat Pump 5 yrs.
CENTRAL AIR/AGE/INST.: Yes/5yrs./Lefeld
PLUMBER: Lefeld
BUILDER: Seller
ELECTRICIAN: Father in law
AMP ELEC. SERVICE: 200 Amp
GARAGE: 2 car attached 24'2 x 25'7
Openers and doors 5 yrs.
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes
BASEMENT/FINISHED: 3' Crawl; Access
garage
BASEMENT CONTRACTOR: -----
SUMP PUMP: Yes
SCHOOL DIST: St. Henry
POSSESSION: By agreement
INSULATION:
 ATTIC: Blown
 WALLS: Blown
SEWAGE: Septic
WATER: Well
CISTERN: Under Garage
ANTENNA: Yes (not in use)
CABLE: Hometown
DISH: No
WATER HEATER/AGE: Gas/5/08
WATER SOFTENER/AGE/OWNED: None
DISHWASHER: Yes
ROOF TYPE/AGE: Asphalt/6-7 yrs.
WINDOWS: 20 yrs. Thermogard (except in the
back family room)
STORMS: No

SCREENS: Yes
GARBAGE DISP: Yes
CENTRAL VAC: Yes
UTILITY INFORMATION
 GAS CO: Landmark
 MO.AVG/LEVEL BILLING: \$137.50/mo.
 ELECTRIC CO: DP&L
 MO. AVG/LEVEL BILLING: \$98.81/mo.
OTHER: N/A
EXTERIOR: Brick
INTERIOR: Plaster
PROPERTY LINES: (see aerial)
 NORTH: 6' south of tree in NW corner
 SOUTH: road
 EAST: pole
 WEST: to concrete
 OTHER: Dave & Janet Uhlenhake own 7' on
the north end.
 TO STAY: All window coverings (except
curtains that match bedspreads) range,
microwave, dishwasher, gas stove in Family
Room, and everything fast and secured.
SELLER RESERVES: Refrigerator
NEIGHBORS: West: Don and Dee Bender
East: Dave and Janet Uhlenhake
MEASUREMENTS:
 Kitchen: 11' x 12'5
 Dining Room: 12'5 x 12'8
 Family Room: 15'4 x 19'2
 Family Room (out back): 12'9 x 13'9
 Living Room: 13'6 x 19'6
 Master Bedroom: 11'8 x 16'
 Bedroom: 12' x 12'10
 Bedroom: 11' x 12'2
 Bath: 9' x 11'8
 Half Bath: 5'6 x 8'
 Utility Room: 8' x 18'8
 Building: 24' x 32' with 1/2 the building heated
with a gas heater, 6" insulation in walls and 4" in
ceiling, also large loft above. The chimney is cut
off at the roof.
NOTES:
If you are looking for that hard to find St. Henry
Country home with a nice workshop, call today
for your showing!

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**