



Email: randy@randyevers.com
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PRICE: \$89,500.00 REDUCED!
OWNER: Marcella Braun
PROPERTY ADDRESS: 161 E. Washington St.,
St. Henry, Ohio
LEGAL DESC: Part Lot 76 & 77 of the Old Plat
to the Village of St. Henry, County of Mercer,
State of Ohio.
PARCEL NO. 23-040000.0000
ANNUAL TAX: \$1,042.66
ASSESSMENT: None known
BEDROOMS: 4 (2 up and 2 down)
BATHS: 1
LOT SIZE: 50' x 125' plus 4' x 70'
EST. SQ. FT.: 1,040
AGE OF HOME: 1949
HEAT: Fuel Oil Hot Water
FURNACE AGE/INST.: Original
CENTRAL AIR: Yes
CENTRAL AIR AGE/INST.: 2003 Buschur
PLUMBER: Lefeld
BUILDER: Unknown
ELECTRICIAN: Jack Klenke
AMP ELEC. SERVICE: 100
GARAGE: 2 car, 23' x 23'6 insulated
ATTIC ABOVE GARAGE: Yes (no floor)
ATTIC ACCESS IN HOME:
OPENER: Yes (1)
BASEMENT/FINISHED: No
BASEMENT CONTRACTOR: Unknown
SUMP PUMP: Yes
SCHOOL DIST: St. Henry
POSSESSION: 30 days after closing
INSULATION:
ATTIC: unknown
WALLS: batt
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: No
DISH: Yes
WATER HEATER: Electric
WATER HEATER AGE: less than 10 yrs.
WATER SOFTENER/AGE/OWNED: None
DISHWASHER: None
ROOF TYPE.AGE: Asphalt, 18 yrs.
WINDOWS: Vinyl Replacement
STORMS: No

SCREENS: Yes
GARBAGE DISP: Yes
CENTRAL VAC: No
UTILITY INFORMATION
GAS CO: None, Fuel Oil (Landmark)
MO.AVG/LEVEL BILLING: \$1,000/yr.
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$90.00/avg.
OTHER:
EXTERIOR: Alum. And Vinyl
INTERIOR: Plaster
PROPERTY LINES:
NORTH: stake in lawn
SOUTH: street
EAST: stake in lawn
WEST: cement monument in corner
(landscaping)
OTHER: jogs where garage was added
TO STAY:
All window coverings, freezer, in the basement
range, refrigerator in the secured and
everything fast and secured.

SELLER RESERVES: Personal Property

NEGOTIABLE: Refrigerator 19 yrs.

NEIGHBORS:

West: Brent & Jodi Stammen

East: Jed Buehler

MEASUREMENTS:

Living Room: 11' x 18'

Kitchen/Dining: 12' x 13'8

Master Bedroom: 11' x 12'10

Bedroom: 9' x 10'8

Bedroom (up): 11'9 x 12'7

Bedroom (up): 11'9 x 12'9

Utility Room: 6'6 x 7'10

NOTES:

Great Starter Home in St. Henry, Call for your
showing today.

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**