



131 E. Main St.
St. Henry, Ohio 45883
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PRICE: \$269,900.00 **Number:** 137
OWNER: Mark and Lisa Fullenkamp
PROPERTY ADDRESS: 562 Spruce St.,
St. Henry, Ohio

LEGAL DESC: Being Lot 56 of the SV 6th
Addition to the Village of St. Henry, County of
Mercer, State of Ohio

PARCEL NO. 23-075400.5800
ANNUAL TAX: \$207.84 Lot Only
ASSESSMENT: None Known
BEDROOMS: 3
BATHS: 2 1/2
LOT SIZE: 134' x 160'
EST. SQ. FT.: 2,042
AGE OF HOME: New
HEAT/AGE/INST.: High Efficiency Heat Pump
plus GFA

CENTRAL AIR/AGE/INST.: Yes
PLUMBER: Francks
BUILDER: Mark Fullenkamp
ELECTRICIAN: Mark Fullenkamp
AMP ELEC. SERVICE: 200 Amp.
GARAGE: 2 car, 25' x 23' 4 plus 10' x 17'4
storage area
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes (2)
BASEMENT/FINISHED: No
BASEMENT CONTRACTOR: Homer Stachler
SUMP PUMP: 2
SCHOOL DIST: St. Henry
POSSESSION: Completed in March
INSULATION:

ATTIC: Blown
WALLS: New Wool R17 (Pottus)
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: Available
DISH: No
WATER HEATERAGE: Electric
WATER SOFTENER/AGE/OWNED: New/Yes
DISHWASHER: Opening Only
ROOF TYPE/AGE: Asphalt (30 yr.) New
WINDOWS: Andersen Casement

STORMS: No
SCREENS: Yes
GARBAGE DISP: Yes
CENTRAL VAC: Plumbing only
UTILITY INFORMATION

GAS CO: Dominion
MO.AVG/LEVEL BILLING:
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING:
OTHER: N/A
EXTERIOR: Brick/Vinyl – Coined Corners
INTERIOR: Drywall
PROPERTY LINES:
NORTH: See Map
SOUTH:
EAST:
WEST:
OTHER:

NEIGHBORS: North: Alan and Jean Sieftring
West: Chris and Donna Rindler

MEASUREMENTS:
Kitchen/Dining: 12'4 x 13'11
Great Room: 15'4 x 30'
Master Bedroom: 13' x 18'4 (tray ceiling)
Bedroom: 12' x 13'4
Bedroom: 12' x 14'

NOTES: Fireplace – Buschurs (vented)

- 6 Panel Oak Doors
- Oak Custom Cabinets by Levi Schlabach
- Oak 3 1/2" Casing / Oak 4 1/4" Base
- Wired for speakers to guest closet.
Surround Sound ready (No Speakers)
- Rod Iron for Basement Rail
- Walk In Closets in all Bedrooms

The home will be finished and includes all floor coverings, yard to be finished grade, & sidewalk to the front door. Seller responsible for sidewalks at streets, and closet shelves.

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**