



131 E. Main St.
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154Jarrett

WELCOME TO

532 E. Main St., St. Henry, Ohio



\$94,500.00

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





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PRICE: \$94,500.00 **Number:** 154
OWNER: Kim Jarrett
PROPERTY ADDRESS: 532 E. Main St., St. Henry, Ohio
LEGAL DESC: Situated in Section 21 of Granville Township, Village of St. Henry, County of Mercer, State of Ohio.
PARCEL NO. 23-005300-0000
ANNUAL TAX: \$1,068.38
ASSESSMENT: \$10.08 MRDD one year only
BEDROOMS: 3
BATHS: 1
LOT SIZE: see aerial
EST. SQ. FT.: 1,526
AGE OF HOME: 1942
HEAT/AGE/INST.: GFA
CENTRAL AIR/AGE/INST.: Yes/2000/Lefeld, new motor in 2007
PLUMBER: Lefeld
BUILDER: Remodeled by Tom Gerlach
ELECTRICIAN: Tom Gerlach
AMP ELEC. SERVICE: 100 Amp
GARAGE: 2 car; 21'x 29'
ATTIC ABOVE GARAGE: Open
ATTIC ACCESS IN HOME: Garage
OPENER: Yes
BASEMENT/FINISHED: Cellar
BASEMENT CONTRACTOR: N/A
SUMP PUMP: Yes
SCHOOL DIST: St. Henry
POSSESSION: 30 days after closing
INSULATION:
ATTIC: Batt
WALLS: Batt
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: Hometown
DISH: None
WATER HEATER/AGE: Gas 10/2010
WATER SOFTENER/AGE/OWNED: Yes
DISHWASHER: Yes
ROOF TYPE/AGE: Asphalt/200
WINDOWS: Replacement (Kitchen 2004 others replaced earlier)
STORMS: No
SCREENS: Yes

GARBAGE DISP: Yes
CENTRAL VAC: None
UTILITY INFORMATION
GAS CO: Dominion
MO.AVG/LEVEL BILLING: Avg. \$80/mo.
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: Avg. \$145/mo.
OTHER: N/A
EXTERIOR: Vinyl
INTERIOR: Plaster and Drywall
PROPERTY LINES:
NORTH: see aerial
SOUTH:
EAST:
WEST:
OTHER:
TO STAY: All window coverings, except the west bedroom, refrigerator, range (4 1/2 yrs.) dishwasher and everything fast and secured.
SELLER RESERVES: Window coverings in the west bedroom

NEGOTIABLE: None

NEIGHBORS: East: Terry and Ruth Nieport
West: Bill and Norma Rutschilling

MEASUREMENTS:

Kitchen/Dining: 12' x 17'6"
Family Room: 13' x 15'6"
Master Bedroom: 12'8 x 13'6"
Bedroom: 12'11 x 13'2"
Bedroom: 9'6 1/2' x 13'1"
Utility Room: 8' x 13' less closet

NOTES:

Kitchen was remodeled in 2000. kitchen, bath, utility room rewired and re-plumbed at that time.
Part of foundation replaced in 1993
IF YOU ARE LOOKING FOR A HOME THAT IS AFFORDABLE AND YOU CAN MOVE RIGHT IN, CALL US TODAY FOR YOUR SHOWING!

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!