



131 E. Main St.  
St. Henry, Ohio 45883  
Ph. (419) 678-4384  
FAX (419) 678-8648

Email: [randy@randyevers.com](mailto:randy@randyevers.com)  
web site: [randyevers.com](http://randyevers.com)



**PRICE: \$169,500**    **REDUCED Number: 466**  
**OWNER: Peggy A. Kemmler**  
**PROPERTY ADDRESS: 6469 St. Rt. 703**  
**Celina, Ohio**

**LEGAL DESC: Being Part of Lot 3 Franklin Twp., Village of Montezuma, County of Mercer, State of Ohio**

**PARCEL NO. 14-000700.0100**  
**ANNUAL TAX: \$2,147.96**  
**ASSESSMENT: None Known**  
**BEDROOMS: 3 plus 1 in the basement**  
**BATHS: 1 1/2 plus 1 in the basement**  
**LOT SIZE: 95' x 125'**  
**EST. SQ. FT.: 1,520**  
**AGE OF HOME: 2001**  
**HEAT/AGE/INST.: GFA**  
**CENTRAL AIR/AGE/INST.: Yes**  
**PLUMBER: RCS**  
**BUILDER: RCS**  
**ELECTRICIAN: RCS**  
**AMP ELEC. SERVICE: 200 amp.**  
**GARAGE: 2 car**  
**(insulated, not completely finished)**  
**ATTIC ABOVE GARAGE: Yes**  
**ATTIC ACCESS IN HOME: Yes**  
**OPENER: Yes**  
**BASEMENT/FINISHED: Yes**  
**BASEMENT CONTRACTOR: Selhorst**  
**SUMP PUMP: Yes**  
**SCHOOL DIST: Celina**  
**POSSESSION: May 30, possibly sooner**  
**INSULATION:**  
    **ATTIC: Blown**  
    **WALLS: Batting**  
**SEWAGE: Franklin Twp.**  
**WATER: Well**  
**CISTERN: None**  
**ANTENNA: No**  
**CABLE: Yes – Time Warner**  
**DISH: Yes – Not in use**  
**WATER HEATERAGE: Gas / 2005**  
**WATER SOFTENER/AGE/OWNED: Yes**  
**DISHWASHER: Yes / 2005**  
**ROOF TYPE.AGE: Asphalt/2001**  
**WINDOWS: Andersen DH**  
**STORMS: No**

**SCREENS: Yes**  
**GARBAGE DISP: Yes**  
**CENTRAL VAC: Yes**  
**UTILITY INFORMATION**  
    **GAS CO: Dominion**  
    **MO.AVG/LEVEL BILLING: \$76/Budget**  
    **ELECTRIC CO: DP&L**  
    **MO. AVG/LEVEL BILLING: \$80-\$100/mo.**  
**OTHER: N/A**  
**EXTERIOR: Brick/Vinyl**  
**INTERIOR: Drywall**  
**PROPERTY LINES:**  
    **NORTH: SEE SURVEY**  
    **SOUTH:**  
    **EAST:**  
    **WEST:**  
    **OTHER:**  
    **TO STAY: Refrigerator, range, dishwasher - 2005, all window coverings and everything fast and secured.**

**SELLER RESERVES: Personal Property**

**NEGOTIABLE: Washer & Dryer 2002**

**MEASUREMENTS:**  
**Kitchen/Dining: 10'6 x 11'3**  
**Living Room: 13'6 x 23 1/2'**  
**Master Bedroom: 12'11 x 13'11 w/5' x 8 1/2 closet**  
**W. Bedroom: 12'2 x 13'**  
**E. Bedroom: 11'7 x 12'3**  
**Bath: 9'3 x 9'3 tub shower dbl. sink**

**NOTES:**  
**Patio doors off the Master Bedroom**  
**Basement is finished with a family room, bedroom, and utility room.**  
**Speakers in the basement**  
**Nu-wave alarm system**

**INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**

