

RANDY EVERS REAL ESTATE AND AUCTION CO., LTD. 131 E. MAIN ST., ST. HENRY, OHIO

PRICE: \$164,500.00

OWNER: Barbara M. Koester

PROPERTY ADDRESS: 1540 Majorki Place, Celina, Ohio

LEGAL DESCRIPTION: Being Lot #87 in the Eaglebrooke Estate, Section 3, to the City of Celina, County of Mercer, State of Ohio

PARCEL NO.: 27-026951-7800

ANNUAL TAX:\$2,465.12

ASSESSMENT: None

BEDROOMS: 2

BATHS: 2 1/2

LOT SIZE: 66' x 126'

EST. SQ. FOOTAGE: 1,638

AGE OF HOME: 1999

HEAT: Gas Hot Water in floor (2 zones)

FURNACE AGE:1999

FURNACE INSTALLER:Chuck Samples

CENTRAL AIR: Yes-attic above garage 1999

CENTRAL AIR INSTALLER:

PLUMBER:

BUILDER:

ELECTRICIAN:

AMP. ELECTRIC SERVICE: 200 Amp.

GARAGE: 2 Car 21'2 x 23'4 with 16' door

ATTIC ABOVE GARAGE: Yes (pull down with light)

ATTIC ACCESS IN HOME:Garage

OPENER: Yes

BASEMENT:Slab

BASEMENT FINISHED:-----

BASEMENT CONTRACTOR:-----

SUMP PUMP: None

SCHOOL DISTRICT:Celina

POSSESSION: Closing

INSULATION:

ATTIC: Blown

WALLS: Batting

SEWAGE: City

WATER: City

CISTERN: None

ANTENNA:None

CABLE: No

DISH: DISH Network

WATER HEATER: Gas 40 gal.

WATER HEATER AGE:1999

WATER SOFTENER/OWNED:City

DISHWASHER: Yes

ROOF TYPE: Asphalt

ROOF AGE: 1999

WINDOWS: Andersen DH & Casement

STORMS: No

SCREENS: Yes

GARBAGE DISPOSAL: Yes

CENTRAL VACUUM: No

UTILITY INFORMATION:

GAS COMPANY: Dominion

MONTHLY AVG./LEVEL BILLING: \$75.00-\$150

ELECTRIC COMPANY: Celina Utilities

MONTHLY AVG./LEVEL BILLING: \$50.00-\$75.00

OTHER:

EXTERIOR: Brick/Cedar Front - Vinyl Other

INTERIOR: Drywall

PROPERTY LINES:

NORTH: see survey pin

SOUTH: dip in sidewalk

EAST: utility box

WEST: street

OTHER:

TO STAY:

All window coverings, microwave, range, refrigerator, dishwasher, and everything fast and secured.

SELLER RESERVES:

NEGOTIABLE:

Furniture

NEIGHBORS:

MEASUREMENTS:

Kitchen Dining: 12' x 22'4

Family Room: 15'8 x 24'8 - LP Gas Fireplace

Master Bedroom: 13'2 x 14'8 with 5'10 x 8' W/I closet

Master Bath: 8 x 10'4 Bath w/ double sink

Bedroom: 9'4 x 11'8

Bath: 5'3 x 8'3 plus tub shower area

Office: 11' x 12' with french doors

Enclosed Sun Room: 11' x 12'

Utility Room: 8'2 x 8'6 with 1/2 bath

NOTES:

\$125.00 annual association fee

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!