



131 E. Main St.  
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153Kremer

# WELCOME TO

**222 Kenneth Dr., St. Henry, Ohio**



**\$148,500.00**

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





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**PRICE:** \$148,500.00    **Number:** 153  
**OWNER:** Fred Kremer et al.  
**PROPERTY ADDRESS:** 222 Kenneth Dr., St. Henry, Ohio  
**LEGAL DESC:** Being Lot #9 in the Pazitney Court (1) in the Village of St. Henry, County of Mercer, State of Ohio.  
**PARCEL NO.** 23-008500-0900  
**ANNUAL TAX:** \$1,797.88  
**ASSESSMENT:** None Known  
**BEDROOMS:** 2  
**BATHS:** 1 1/2  
**LOT SIZE:** 84' x 160'  
**EST. SQ. FT.:** 1,526  
**AGE OF HOME:** 1991  
**HEAT/AGE/INST.:** Electric CC  
**CENTRAL AIR/AGE/INST.:** Yes/2009/Francks  
**PLUMBER:** Francks  
**BUILDER:** Tom Gerlach  
**ELECTRICIAN:** Tom Gerlach  
**AMP ELEC. SERVICE:** 200 Amp  
**GARAGE:** 2 car; 21'x 23'1/2' plus 6 1/2' storage area (electric heater in garage)  
**ATTIC ABOVE GARAGE:** Yes (light above)  
**ATTIC ACCESS IN HOME:** Garage  
**OPENER:** Yes  
**BASEMENT/FINISHED:** Crawl  
**BASEMENT CONTRACTOR:** N/A  
**SUMP PUMP:** None  
**SCHOOL DIST:** St. Henry  
**POSSESSION:** Closing  
**INSULATION:**  
    **ATTIC:** Blown (assume)?  
    **WALLS:** Batting (assume)?  
**SEWAGE:** Village  
**WATER:** Village  
**CISTERN:** None  
**ANTENNA:** None  
**CABLE:** Hometown for PH, Internet, TV  
**DISH:** None  
**WATER HEATER/AGE:** Electric 12/31/07  
**WATER SOFTENER/AGE/OWNED:** 1991/Yes  
**DISHWASHER:** Yes  
**ROOF TYPE/AGE:** Asphalt/1991  
**WINDOWS:** Andersen casement  
**STORMS:** No  
**SCREENS:** Yes  
**GARBAGE DISP:** Yes

**CENTRAL VAC:** Yes  
**UTILITY INFORMATION**  
**GAS CO:** None  
    **MO.AVG/LEVEL BILLING:**  
**ELECTRIC CO:** DP&L  
    **MO. AVG/LEVEL BILLING:**  
**OTHER:** N/A  
**EXTERIOR:** Brick  
**INTERIOR:** Drywall  
**PROPERTY LINES:**  
    **NORTH:** see aerial  
    **SOUTH:**  
    **EAST:**  
    **WEST:**  
    **OTHER:**  
**TO STAY:** All window coverings, range hood, dishwasher (2 yrs.) and everything fast and secured.  
**SELLER RESERVES:** None

**NEGOTIABLE:** None

**NEIGHBORS:** North: Bill and Brenda Bohman  
South: Ron and Mary Clements

**MEASUREMENTS:**  
**Kitchen/Dining:** 14'2 x 15'6  
**Family Room:** 16'8 x 22'8 (cathedral ceiling)  
**Master Bedroom:** 13'2 x 13'10 (trey ceiling)  
**Bedroom:** 11'10 x 13'6  
**Utility Room:** 6 1/2' x 8'  
**Patio:** 10' x 11'  
**Front Porch:** 6' x 23'

**NOTES:**  
**IF YOU ARE LOOKING FOR THAT GREAT RETIREMENT HOME WITH A GREAT LOCATION, CALL US TODAY!**

**INFORMATION & MEASUREMENTS ARE NOT WARRANTED!**