

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

PRICE: \$219,000.00 **NUMBER:** 223
OWNER: Stanley A. and Karen W. Meihaus
PROPERTY ADDRESS: 1000 Garnet Ct., Coldwater, Ohio
LEGAL DESCRIPTION: Being Lot #1380 in the Westview 3rd Addition to the Village of Coldwater, County of Mercer, State of Ohio.

PARCEL NO.: 05-178800.0000
ANNUAL TAX: \$3,591.82
ASSESSMENT: None
BEDROOMS: 1 Down / 2 Up
BATHS: 2 1/2
LOT SIZE: See Map
EST. SQ. FOOTAGE: 2,341
AGE OF HOME: 1997
HEAT: GFA
FURNACE AGE: 1997
FURNACE INSTALLER: Rays
CENTRAL AIR: Yes, 1997
CENTRAL AIR INSTALLER: Rays
PLUMBER: RISH
BUILDER: Seller
ELECTRICIAN: Daryl Siefring
AMP. ELECTRIC SERVICE: 200 Amp
GARAGE: 2 Car
ATTIC ABOVE GARAGE: Yes; flooring w/ plug in light
ATTIC ACCESS IN HOME: Yes, house
OPENER: Yes
BASEMENT: Yes
BASEMENT FINISHED: Yes
BASEMENT CONTRACTOR: HR Stachler
SUMP PUMP: (2) 1 in & 1 out
SCHOOL DISTRICT: Coldwater
POSSESSION: 30 days after closing
INSULATION:
 ATTIC: Blown
 WALLS: Batting
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: None
DISH: Yes
WATER HEATER: Gas
WATER HEATER AGE: 1 1/2 Year
WATER SOFTENER/OWNED: Village
DISHWASHER: Yes - 1997
ROOF TYPE: Asphalt
ROOF AGE: 1997
WINDOWS: Casement DP
 STORMS: None
 SCREENS: None
GARBAGE DISPOSAL: None
CENTRAL VACUUM: Yes
UTILITY INFORMATION:
 GAS COMPANY: Dominion
 MONTHLY AVG./LEVEL BILLING: \$90.00 budget
 ELECTRIC COMPANY: DP&L
 MONTHLY AVG./LEVEL BILLING: \$171.00 budget
OTHER:

EXTERIOR: Brick/Vinyl and artificial stone

INTERIOR: Drywall

PROPERTY LINES:

NORTH: See map

SOUTH: Pole

EAST: 4' west of manhole

WEST: pole

OTHER:

TO STAY:

All window coverings, wood cabinet on South wall in garage, work bench in basement, clothes line pole, and everything fast and secured.

SELLER RESERVES:

None

NEGOTIABLE:

Range - 2009; Refrigerator - 2007; Washer and Dryer ?

NEIGHBORS:

North: Nila Watts

East: Randy and Judy Sudhoff

MEASUREMENTS:

Kitchen/Dining: 11' x 20'

Family Room: 14' x 15'

Master Bedroom: 13' x 14'8"

Master Bath: Whirlpool tub & shower; 8'6" x 12'6" closet

UP NW Bedroom: 10'3" x 11'6"

UP Bedroom: 10'3" x 15' with full bath

Utility Room: 6' x 8'10"

Office: 11' x 12'

Loft Area: 7' x 13'

Garage: 23 1/2' x 27' Insulated; ceiling blown / walls batting

NOTES:

* Storm doors replaced in 2008 - Dennys Door

* Water Softener - will leave present one not being used

* Roof - S&W will be replaced due to wind damage

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!