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**PRICE:** \$299,000.00      **Number:** 358  
**OWNER:** Vernon & MaryLou Mescher

**PROPERTY ADDRESS:** 127 Westwood Dr.,  
Osgood, Ohio

**LEGAL DESC:** Being Whole Lot 127 to the  
Westwood Add., Village of Osgood, County of  
Darke, State of Ohio.

**PARCEL NO.** M51-2-312-12-01-02-12500

**ANNUAL TAX:** \$

**ASSESSMENT:** None Known

**BEDROOMS:** 3

**BATHS:** 2 1/2

**LOT SIZE:** 1.425 Acres

**EST. SQ. FT.:** 2,423

**AGE OF HOME:** 2001

**HEAT/AGE/INST.:** GFA, 2001, North Star

**CENTRAL AIR/AGE/INST:** Yes/2001/N. Star

**PLUMBER:** North Star

**BUILDER:** Rindler Const.

**ELECTRICIAN:** Rindler

**AMP ELEC. SERVICE:** 200 amp.

**GARAGE:** 3 Car plus; 39' 1/2 x 24'

**ATTIC ABOVE GARAGE:** Yes

**ATTIC ACCESS IN HOME:** Garage

**OPENER:** Yes

**BASEMENT/FINISHED:** Yes 9' Walls/No

**BASEMENT CONTRACTOR:** Stachler

**SUMP PUMP:** Yes

**SCHOOL DIST:** Marion Local

**POSSESSION:** By agreement

**INSULATION:**

**ATTIC:** Blown

**WALLS:** Blown

**SEWAGE:** Septic presently (Village sewage will  
be installed in Oct.

**WATER:** Well

**CISTERN:** None

**ANTENNA:** No

**CABLE:** No

**DISH:** Yes

**WATER HEATERAGE:** Gas

**WATER SOFTENER/AGE/OWNED:** Yes/2001

**DISHWASHER:** Yes

**ROOF TYPE.AGE:** Asphalt/2001

**WINDOWS:** Andersen Casement

**STORMS:** No

**SCREENS:** Yes

**GARBAGE DISP:** Yes

**CENTRAL VAC:** None

**UTILITY INFORMATION**

**GAS CO:** Mercer Landmark

**MO.AVG/LEVEL BILLING:** \$1,500/yr.

**ELECTRIC CO:** DP&L

**MO. AVG/LEVEL BILLING:** \$60/mo. Avg.

**OTHER:** N/A

**EXTERIOR:** Brick

**INTERIOR:** Plaster; Sun Room-Drywall

**PROPERTY LINES:**

**NORTH:** Pole

**SOUTH:** Utility Box

**EAST:** Street

**WEST:** Creek

**TO STAY:** TV in living Room w/surround,  
Bose sound system, basketball pole; Gas range;  
Microwave; shrunk in basement; Cabinet under  
TV in Living Room, Entertainment Center in  
basement; all window coverings and everything  
fast and secured.

**SELLER RESERVES:** None

**NEGOTIABLE:** Refrigerator in kitchen

**NEIGHBORS:**

South: Dave & Connie Brunswick

North: Brian & Janice Bohman

**MEASUREMENTS:**

Kitchen/Dining: 20'10 x 12'

Living Room: 27' x 16'

Dining Room: 12' x 16'

Master Bedroom: 14'10 x 17'

NE Bedroom: 11' x 11'

SE Bedroom: 11' x 12'

Utility Room: 9' x 8'

Sun Room: 18' x 20' (drywall) / 2009

Patio: 16' x 20' / 10' x 20' is covered

**NOTES:**

Propane tank in ground owned by Seller

**INFORMATION & MEASUREMENTS ARE NOT  
WARRANTED!**