



Email: randy@randyevers.com
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PRICE: \$143,500.00 Number: 357
OWNER: Robert G. Platfoot
PROPERTY ADDRESS: 1889 Clune Stucke Rd.
Maria Stein, Ohio

LEGAL DESC: Being Section 28 of Marion Twp., County of Mercer, State of Ohio
Containing 2.216 acres more or less
PARCEL NO. 31-065200.0700
ANNUAL TAX: \$2006.42
ASSESSMENT: None Known
BEDROOMS: 3
BATHS: 2
LOT SIZE: 2.216 acres
EST. SQ. FT.: 1,296
AGE OF HOME: 2003
HEAT/AGE/INST.: GFA
CENTRAL AIR/AGE/INST.: Yes
PLUMBER:
BUILDER: Dutch Modular Home (Raper)
ELECTRICIAN:
AMP ELEC. SERVICE: 200
GARAGE: 3 Car (insulated batt)
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME:
OPENER: 3
BASEMENT/FINISHED: Yes
BASEMENT CONTRACTOR: B&L
SUMP PUMP: (1)
SCHOOL DIST: Marion Local
POSSESSION: 30 Days after Closing
INSULATION:
ATTIC: Blown; added 6" in Oct.
WALLS: Batting
SEWAGE: Septic w/ leach bed
WATER: Well
CISTERN: None
ANTENNA: None
CABLE: Available – Time Warner Internet
DISH: Yes
WATER HEATERAGE: Electric 2003
WATER SOFTENER/AGE/OWNED: Yes
DISHWASHER: Yes
ROOF TYPE.AGE: Asphalt 2003
WINDOWS: Vinyl Kinro
STORMS: No
SCREENS: Yes

DISHWASHER: Yes
GARBAGE DISP: Yes
CENTRAL VAC: None
UTILITY INFORMATION
GAS CO: Landmark
MO.AVG/LEVEL BILLING: 300 gal. year
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$114/mo. Avg.
OTHER: n/a
EXTERIOR: Vinyl
INTERIOR: Drywall
PROPERTY LINES:
NORTH: See Map
SOUTH:
EAST:
WEST:
OTHER:
TO STAY: Refrigerator (2003), range (2003), dishwasher (2007), microwave (2003), all window coverings, cabinets and workbench on the south wall of the garage, bar in the basement with the exception of the bar top and everything fast and secured.

SELLER RESERVES: Cabinets on the west wall of the garage. Bar top in the basement

NEGOTIABLE: None

NEIGHBORS: Dave Kramer - North

MEASUREMENTS:
Kitchen/Dining: 9'4 x 11'
Living Room: 15'6 x 16'6
Master Bedroom: 12'9 x 13'9
Bedroom: 10'4 x 10'9
Bedroom: 10' x 10'6
Utility Room: 7'6 x 7'10 less furnace area
Bedroom in Basement: 11'8 x 12'
Office in Basement: 8'6 x 9'2
Family Room in Basement: 23'10 x 24'
with gas fireplace

NOTES: A hard to find nice country home in the Marion Local School District.
Call today for your showing!
INFORMATION & MEASUREMENTS ARE NOT WARRANTED!