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PRICE: \$149,500.00 **REDUCED** **Number:** 224
OWNER: Larry Selhorst
PROPERTY ADDRESS: 212 Terrace Ave.,
Coldwater, Ohio

LEGAL DESC: Being Lot No. 927 in the Restful
Acres 4th Add., Village of Coldwater, Ohio
PARCEL NO. 05-132300.0000
ANNUAL TAX: \$1,735.88
ASSESSMENT: None Known
BEDROOMS: 3
BATHS: 1 plus 1 in the basement
LOT SIZE: 72' x 148'
EST. SQ. FT.: 1,296
AGE OF HOME: 1968
HEAT/AGE/INST.: Electric Baseboard
CENTRAL AIR/AGE/INST.: Yes/10 yrs./TJ
PLUMBER: Tom & Jerry's
BUILDER: Paul Rosenbeck ?
ELECTRICIAN: Tom & Jerry's
AMP ELEC. SERVICE: 200 wired for generator
GARAGE: 1 car attached
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Garage
OPENER: Yes
BASEMENT/FINISHED: Yes (Tumbusch)
BASEMENT CONTRACTOR: Unknown
SUMP PUMP: No, natural drain
SCHOOL DIST: Coldwater
POSSESSION: By agreement
INSULATION:
ATTIC: Blown
WALLS: Batting
SEWAGE: Village
WATER: Village
CISTERN: None
ANTENNA: None
CABLE: Hometown
DISH: No
WATER HEATERAGE: Electric 50 gal. 11/09
WATER SOFTENER/AGE/OWNED: Yes &
Village
DISHWASHER: Yes
ROOF TYPE/AGE: Asphalt 1992
WINDOWS: 1987 – LR 2008, Kitchen, 2002
STORMS: No
SCREENS: Yes

GARBAGE DISP: Yes
CENTRAL VAC: Yes – 3 years
Hose on main floor, basement and the garage

UTILITY INFORMATION

GAS CO: None
MO.AVG/LEVEL BILLING:
ELECTRIC CO: DP&L
MO. AVG/LEVEL BILLING: \$218
OTHER: N/A
EXTERIOR: Brick/Vinyl
INTERIOR: Plaster
PROPERTY LINES:
NORTH: 6' North of Shed (approx.)
SOUTH: Pole
EAST: Street
WEST: Pole
OTHER: N/A
TO STAY: All window coverings and
everything fast and secured. Pool and 10' x 16'
shed.
SELLER RESERVES: None
NEGOTIABLE: Refrigerator 2002 / Range 2002
NEIGHBORS: North: Roger & Brenda Kaiser

MEASUREMENTS:

Kitchen/Dining: 10'10 x 23 1/2'
Living Room: 11'6 x 18'2
Master Bedroom: 11' X 12'10
SE Bedroom: 10'8 x 11'7
E Bedroom: 9'4 x 11'
Utility Room: 9'6 x 9'6 less closet
Bath: 5'2 x 10'2

NOTES:

- Plastered walls in basement
- Front entrance door replaced in 2008, others also replaced.
- Above ground pool also included.
- Audiotech Intercom system
- Architectural landscape lighting

A must see home with solid cherry cabinets, trim and solid poplar stained cherry 6 panel doors. (2002)

This home is ready to move into.

CALL FOR YOUR SHOWING TODAY!

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!