

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

PRICE: \$149,900.00 **NUMBER:** 127

OWNER: Robert and Carol Siefring

PROPERTY ADDRESS: 271 Kremer Hoying Road, St. Henry, Ohio

LEGAL DESCRIPTION: Being situated in Section 16 of Granville Township, Village of St. Henry, County of Mercer, State of Ohio.

PARCEL NO.: 23-003400.0000

ANNUAL TAX: \$1,861.90

ASSESSMENT: None Known

BEDROOMS: 3

BATHS: 2 1/2

LOT SIZE: 99' x 165' (.37 acres)

EST. SQ. FOOTAGE: 2002

AGE OF HOME: 1962

HEAT: Gas Hot Water

FURNACE AGE: Serviced by Buschurs

FURNACE INSTALLER: Unknown

CENTRAL AIR: Yes

CENTRAL AIR INSTALLER: March 2000 - Buschurs

PLUMBER: Francks

BUILDER: Ralph Tumbusch

ELECTRICIAN: Total Electric

AMP. ELECTRIC SERVICE: 200 amp, also one in garage for garage

GARAGE: 2 Car

ATTIC ABOVE GARAGE: Open

ATTIC ACCESS IN HOME: Garage

OPENER: Yes

BASEMENT: Crawl - kitchen

BASEMENT FINISHED: -----

BASEMENT CONTRACTOR: -----

SUMP PUMP: Yes

SCHOOL DISTRICT: St. Henry

POSSESSION: By agreement

INSULATION:

ATTIC: Blown (added 1' in 2005)

WALLS: Batting

SEWAGE: Village

WATER: Village

CISTERN: None

ANTENNA: No

CABLE: Time Warner

DISH: -----

WATER HEATER: Gas 2007

WATER HEATER AGE: 2007

WATER SOFTENER/OWNED: John Moeller

DISHWASHER: Yes, 2007

ROOF TYPE: Asphalt - 30 yrs.

ROOF AGE: 2007

WINDOWS: Vinyl 15 years

STORMS: No

SCREENS: Yes

GARBAGE DISPOSAL: Yes

CENTRAL VACUUM: None

UTILITY INFORMATION:

GAS COMPANY: Dominion

MONTHLY AVG./LEVEL BILLING: \$85 level billing

ELECTRIC COMPANY: DP&L

MONTHLY AVG./LEVEL BILLING: \$100 Avg.

OTHER:

EXTERIOR: Brick

INTERIOR: Plaster

PROPERTY LINES:

NORTH: Electric Pole

SOUTH: Street

EAST: Pin in walk

WEST: Pole

OTHER:

TO STAY:

Dishwasher, built in range, all window coverings except as stated, reverse osmosis, and everything fast and secured.

SELLER RESERVES:

Curtains in Master Bedroom, gas unvented heater in garage, bar stools and table and chairs.

NEGOTIABLE:

Refrigerator 1999, Washer and Dryer 2007

NEIGHBORS:

East: Mitch and Emily Schlater

West: Steve and Vicki Delzeith

North: Matt & Carli Liette

MEASUREMENTS:

Kitchen/Dining: 13' x 15'10

Family Room: 17'3 x 13'2 with fireplace

Living Room: 14'10 x 19'8

Main Bath: 8'3 x 7'10

Master Bedroom: 12 x 14' with 4'4 x 8' bath

Bedroom: 12' x 12'

Bedroom: 12' x 12'

Utility Room: 8'2 x 7'10

ADDITIONAL NOTES: Kitchen cabinets, flooring, paint, and range, 2007, dishwasher 2007

Deck added in 2003 and 2005, painted in 2008

24' x 24' pool added in 2005, privacy fence re-done in 2008

NOTES:

Plumbing in crawl replaced in 2006. Replaced down spout tiles in 2004. Pool 2007 - Lima Pools and More.

Bedrooms: carpet 1999, painted in 2008

Bathrooms: 1/2 bath added in 2001, master bath updated in 2009 and main bath updated in 2007

Living Room: carpet and paint 2006

Family Room, hall and foyer, laminate wood, paint, lighting, and gas fireplace 2007

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!