



131 E. Main St.  
St. Henry, Ohio 45883  
Ph. (419) 678-4384  
FAX (419) 678-8648

Email: [randy@randyevers.com](mailto:randy@randyevers.com)  
web site: [randyevers.com](http://randyevers.com)



**PRICE:** \$235,000    **Number:** 137  
**OWNER:** Dennis Steinbrunner  
**PROPERTY ADDRESS:** 562 Country Lane  
St. Henry, Ohio

**LEGAL DESC:** Being Lot No. 5 of The Jutte  
Addition, Village of St. Henry, County of  
Mercer, State of Ohio

**PARCEL NO.** 23-001312.0106  
**ANNUAL TAX:** \$2,944.44  
**ASSESSMENT:** None Known  
**BEDROOMS:** 3  
**BATHS:** 2 1/2  
**LOT SIZE:** see map  
**EST. SQ. FT.:** 1,880  
**AGE OF HOME:** 1994  
**HEAT/AGE/INST.:** Gas Forced Air (1994)  
**CENTRAL AIR/AGE/INST.:** Yes (1994)  
**PLUMBER:** Francks  
**BUILDER:** Rindler  
**ELECTRICIAN:** Bender Electric  
**AMP ELEC. SERVICE:** 200  
**GARAGE:** 2 1/2 car 22' x 23'3 plus 11' x 13'  
storage  
**ATTIC ABOVE GARAGE:** Yes  
**ATTIC ACCESS IN HOME:** Garage  
**OPENER:** Yes  
**BASEMENT/FINISHED:** Yes (half)  
**BASEMENT CONTRACTOR:** Stachler  
**SUMP PUMP:** Yes (1)  
**SCHOOL DIST:** St. Henry  
**POSSESSION:** 30 days after closing  
**INSULATION:**  
  **ATTIC:** Blown  
  **WALLS:** Batt  
**SEWAGE:** Village  
**WATER:** Village  
**CISTERN:** None  
**ANTENNA:** Yes  
**CABLE:** No  
**DISH:** Yes  
**WATER HEATER AGE:** Gas (2009)  
**WATER SOFTENER/AGE/OWNED:** Yes  
**DISHWASHER:** Yes  
**ROOF TYPE.AGE:** Asphalt, (1994)  
**WINDOWS:** Andersen casement  
**STORMS:** No

**SCREENS:** Yes  
**GARBAGE DISP:** Yes  
**CENTRAL VAC:** Yes  
**UTILITY INFORMATION**  
  **GAS CO:** Dominion  
  **MO.AVG/LEVEL BILLING:** \$135/mo. Avg.  
**ELECTRIC CO:** DP&L  
**MO. AVG/LEVEL BILLING:** \$120/mo. Avg.  
**OTHER:** n/a  
**EXTERIOR:** Brick/Vinyl  
**INTERIOR:** Plaster  
**PROPERTY LINES:**  
  **NORTH:** see map  
  **SOUTH:**  
  **EAST:**  
  **WEST**  
  **OTHER:**  
  **TO STAY:** Window coverings, microwave,  
refrigerator and freezer in the basement, built  
in entertainment center and everything fast and  
secured.

**SELLER RESERVES:** Personal Property  
**NEGOTIABLE:** None

**NEIGHBORS:**  
**North:** Joe and Kay Bruggeman  
**East:** Mary Ellen Niekamp

**MEASUREMENTS:**  
**Kitchen/Dining:** 17'6 x 25'5  
**Living Room with cathedral ceiling:** 17'6 x 19'6  
**Master Bedroom:** 13'9 x 14'  
**E. Bedroom:** 11'6 x 15'  
**W. Bedroom:** 11' x 13'7  
**Utility Room:** 7'6 x 9'11  
**Patio:** 16' x 18' plus 10' x 10'

**NOTES:**  
  20' x 30' building with concrete foundation &  
  floor.  
  A nice ranch style home located on a quiet street.

**INFORMATION & MEASUREMENTS ARE NOT  
WARRANTED!**

