

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

PRICE: \$163,500.00 **NUMBER:** 128

OWNER: Todd and Vicki Topp

PROPERTY ADDRESS: 311 S. Westview Drive, St. Henry, Ohio

LEGAL DESCRIPTION: Being Lot #8 in the West Meadows Addition to the Village of St. Henry, County of Mercer, State of Ohio

PARCEL NO.: 23-006290.0800

ANNUAL TAX: \$2,319.44

ASSESSMENT: None

BEDROOMS: 3

BATHS: 2

LOT SIZE: 120' x 120'

EST. SQ. FOOTAGE: 1,526

AGE OF HOME: 1988

HEAT: GFA

FURNACE AGE: 1988

FURNACE INSTALLER: -----

CENTRAL AIR: Yes

CENTRAL AIR INSTALLER: -----

PLUMBER: Lefeld

BUILDER: -----

ELECTRICIAN: -----

AMP. ELECTRIC SERVICE: 200 Amp.

GARAGE: 2 Car; 2002 Door

ATTIC ABOVE GARAGE: Pull Down Ladder

ATTIC ACCESS IN HOME: Yes

OPENER: Yes

BASEMENT: Yes

BASEMENT FINISHED: Partial

BASEMENT CONTRACTOR: -----

SUMP PUMP: Yes

SCHOOL DISTRICT: St. Henry

POSSESSION: By Agreement

INSULATION:

ATTIC: Blown

WALLS: Batting

SEWAGE: Village

WATER: Village

CISTERN: None

ANTENNA: None

CABLE: Yes

DISH: None

WATER HEATER: Gas

WATER HEATER AGE: 2007

WATER SOFTENER/OWNED: 1998

DISHWASHER: 2007

ROOF TYPE: Asphalt

ROOF AGE: 2002; 40 yr. roof

WINDOWS: 2002; Pella D/H & Casement

STORMS: No

SCREENS: Yes

GARBAGE DISPOSAL: Yes; 3 years

CENTRAL VACUUM: No

UTILITY INFORMATION:

GAS COMPANY: Dominion

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

ELECTRIC COMPANY: DP&L:

MONTHLY AVG./LEVEL BILLING: \$87/Avg. Budget

OTHER:

EXTERIOR: Vinyl 2002

INTERIOR: Drywall

PROPERTY LINES:

NORTH: Water receiver

SOUTH: Pole

EAST: approx. 6' east of swingset

WEST: Street

OTHER:

TO STAY:

All window coverings, Dishwasher 2007; Swingwet; and everything fast and secured.

SELLER RESERVES:

Washer and Dryer

NEGOTIABLE:

Refrigerator 1998; Range 2009

NEIGHBORS:

South: Kevin Fullenkamp

North: Kevin and Ruth Thobe

MEASUREMENTS:

Kitchen: 10'3 x 12'9

Dining Room: 11'6 x 12'9

Living Room: 17'3 x 22'6

Master Bedroom: 13' x 15'9

Southwest Bedroom: 12'6 x 12'9

Northwest Bedroom: 11' x 12'9

Utility Room: 6'9 x 6'9

Garage: 21'6 x 22'

NOTES:

Basement is partially finished with an office. The other part of the basement would not need much more to finish.

This is a nice home on the edge of St. Henry.

INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!