

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

**PRICE:** \$189,000.00 **NUMBER:** 129

**OWNER:** Dale and Sharon Uhlenhake

**PROPERTY ADDRESS:** 411 Willow St., St. Henry, Ohio

**LEGAL DESCRIPTION:** Lot No. 49 in the Bernard Second Addition to the Village of St. Henry, County of Mercer, State of Ohio.

**PARCEL NO.:** 23-0069700.0000

**ANNUAL TAX:** \$2,289.52

**ASSESSMENT:** None Known

**BEDROOMS:** 1 Down 2 Up

**BATHS:** 1 Down / 1 Up

**LOT SIZE:** 91' x 120'

**EST. SQ. FOOTAGE:** 1,872

**AGE OF HOME:** 1974

**HEAT:** GFA

**FURNACE AGE:** 1992

**FURNACE INSTALLER:** Rays Refrigeration

**CENTRAL AIR:** Yes

**CENTRAL AIR INSTALLER:** Rays Age 1992

**PLUMBER:** Francks

**BUILDER:** Harold Uhlenhake

**ELECTRICIAN:** Harold Uhlenhake

**AMP. ELECTRIC SERVICE:** 200 Amp.

**GARAGE:** 2 Car / 23' x 24'

**ATTIC ABOVE GARAGE:** Yes

**ATTIC ACCESS IN HOME:** Yes

**OPENER:** Yes

**BASEMENT:** Yes

**BASEMENT FINISHED:** Yes

**BASEMENT CONTRACTOR:** B&L

**SUMP PUMP:** Yes

**SCHOOL DISTRICT:** St. Henry

**POSSESSION:** By Agreement

**INSULATION:**

**ATTIC:** Blown

**WALLS:** Batting

**SEWAGE:** City

**WATER:** City

**CISTERN:** None

**ANTENNA:** None

**CABLE:** Yes

**DISH:** None

**WATER HEATER:** Gas

**WATER HEATER AGE:** 07/13/09

**WATER SOFTENER/OWNED:** Yes

**DISHWASHER:** Yes / 1 year

**ROOF TYPE:** Asphalt

**ROOF AGE:** 2006 old removed

**WINDOWS:** Andersen Casement 1995

**STORMS:** None

**SCREENS:** Yes

**GARBAGE DISPOSAL:** Yes

**CENTRAL VACUUM:** None

**UTILITY INFORMATION:**

**GAS COMPANY:** Dominion

**MONTHLY AVG./LEVEL BILLING:** \$80.00

**ELECTRIC COMPANY:** DP&L

**MONTHLY AVG./LEVEL BILLING:** \$110.00

**OTHER:**

**EXTERIOR:** Brick/Vinyl

**INTERIOR:** Plaster

**PROPERTY LINES:**

**NORTH:** Utility Line

**SOUTH:** Street

**EAST:** See Sidewalk

**WEST:** To landscaping

**OTHER:**

**TO STAY:**

All window coverings and everything fast and secured.

**SELLER RESERVES:**

Bar Stools

**NEGOTIABLE:**

Refrigerator 1994; Electric Range 1994

**NEIGHBORS:**

West: Jack and Betty Romer

East: Brad Heckman

**MEASUREMENTS:**

Kitchen/Dining: 17'3 x 21' Gas FP insert - 1997

Living Room: 13'6 x 17'

Family Room: 13'5 x 15'5

Master Bedroom: 12'10 x 15'4

W Bedroom UP: 10'2 x 14'2

E Bedroom UP: 14' x 15' Double Closet

**BASEMENT**

E Family Room: 15' x 17'

W Family Room: 13' x 12'

Bedroom: 11'2 x 13'6

**NOTES:**

\* Kitchen Cabinets, Oak 6 Panel Doors and trim 1995

\* Hot & Cold water in garage

\* Garage Insulated

**INFORMATION AND MEASUREMENTS ARE NOT WARRANTED!**