



131 E. Main St.
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PRICE: \$229,900.00 **Number:** 229
OWNER: Dennis & Gina Lee
PROPERTY ADDRESS: 3361 St. Rt. 118, St.
Henry, Ohio
LEGAL DESC: Parcel #1 of the Benazer
Survey, Section 9 of Butler Township, County of
Mercer, State of Ohio.
PARCEL NO. 03-064800.0100
ANNUAL TAX: \$2,985.26
ASSESSMENT: None Known
BEDROOMS: 3
BATHS: 2 1/2
LOT SIZE: 1.321 acres
EST. SQ. FT.: 2,060
AGE OF HOME: 1997
HEAT/AGE/INST.: GFA/1997
CENTRAL AIR/AGE/INST.: Yes/1997
PLUMBER: None
BUILDER: Rethman Bros.
ELECTRICIAN: Rethman
AMP ELEC. SERVICE: 200 Amp.
GARAGE: 2 car attached 23' x 26'
plus 11' x 20' storage area
ATTIC ABOVE GARAGE: Yes
ATTIC ACCESS IN HOME: Yes
OPENER: Yes
BASEMENT/FINISHED: Yes
BASEMENT CONTRACTOR: Rethman
SUMP PUMP: 2 both inside
SCHOOL DIST: Coldwater
POSSESSION: By agreement
INSULATION:
 ATTIC: Blown
 WALLS: Batting
SEWAGE: Septic
WATER: Well
CISTERN: None
ANTENNA: None
CABLE: Time Warner
DISH: No
WATER HEATERAGE: Gas/Original
WATER SOFTENER/AGE/OWNED: Yes
DISHWASHER: Yes
ROOF TYPE/AGE: Asphalt / Original 25 yr.
WINDOWS: Andersen Casement
STORMS: No
SCREENS: Yes

GARBAGE DISPOSAL: None
CENTRAL VACUUM: Plumbing only
UTILITY INFORMATION:
GAS CO: Dominion
 MO.AVG/LEVEL BILLING: /\$107.00/mo. avg
ELECTRIC CO: DP&L
 MO. AVG/LEVEL BILLING: \$112.00/mo. avg
OTHER: N/A
EXTERIOR: Brick
INTERIOR: Drywall
PROPERTY LINES:
 NORTH: see aerial
 SOUTH:
 EAST:
 WEST:
 TO STAY: Refrigerator, built in oven,
microwave (all 2007 from Rays); All window
coverings and everything fast and secured.
SELLER RESERVES: Personal Property
NEGOTIABLE: None
NEIGHBORS:
 South: Bill Benazer
 East: Fred and Nancy Rethman

MEASUREMENTS:
Kitchen: 10' x 10'
Living Room: 15'6 x 23'4
Dining: 12' x 15'6
Master Bedroom: 14 x 15'6
Bedroom: 12' x 12'
Bedroom: 12' x 13'
Utility Room: 11' x 11'

NOTES:
Cabinets replaced in 2007
A NICE COUNTRY HOME IN THE
COLDWATER SCHOOL DISTRICT!
CALL US TODAY FOR YOUR SHOWING!

**INFORMATION & MEASUREMENTS ARE NOT
WARRANTED!**