



131 E. Main St.
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PRICE: \$229,500

OWNER: Ken and Angie Schlarman

PROPERTY ADDRESS: 3284 St. Rt. 119, St. Henry, Ohio

LEGAL DESC: Section 19 of Granville Township, County of Mercer, State of Ohio.

PARCEL NO. 20-021800.0100

ANNUAL TAX: \$2,733.94

ASSESSMENT: None known

BEDROOMS: 3

BATHS: 2

LOT SIZE: 2.771 acres

EST. SQ. FT.: 1,885

AGE OF HOME: 2005

HEAT: Geothermal plus GFA back up

FURNACE AGE/INST.: 2005

CENTRAL AIR: Yes

CENTRAL AIR AGE/INST.: 2005 Buschur

PLUMBER: Francks

BUILDER: Tumbusch and owner

ELECTRICIAN: Tom Hemmelgarn with Tumbusch

AMP ELEC. SERVICE: 200

GARAGE: 2 car, 25'6 x 29'6 insulated

ATTIC ABOVE GARAGE: Yes

ATTIC ACCESS IN HOME: Garage

OPENER: Yes (2)

BASEMENT/FINISHED: No

BASEMENT CONTRACTOR: Selhorst

SUMP PUMP: Yes (2)

SCHOOL DIST: St. Henry

POSSESSION: By agreement

INSULATION:

ATTIC: Blown

WALLS: Blown (New wool)

SEWAGE: Septic

WATER: Well

CISTERN: None

ANTENNA: None

CABLE: No

DISH: Yes

WATER HEATER: Electric

WATER HEATER AGE: 2005

WATER SOFTENER/AGE/OWNED: Yes (2005)

DISHWASHER: Yes

ROOF TYPE.AGE: Asphalt 30 yr. roof, 2005

WINDOWS: Andersen DH

STORMS: No

SCREENS: Yes

GARBAGE DISP: Yes

CENTRAL VAC: Plumbing only

UTILITY INFORMATION

GAS CO: No tank on premises

MO.AVG/LEVEL BILLING:

ELECTRIC CO: DP&L

MO. AVG/LEVEL BILLING: \$150/month avg.

OTHER: N/A

EXTERIOR: Brick and Vinyl

INTERIOR: Drywall

PROPERTY LINES:

NORTH: road

SOUTH: stake

EAST: road

WEST: post (south)

OTHER:

TO STAY:

All window coverings, microwave, utility building and everything fast and secured.

SELLER RESERVES: Personal Property

NEGOTIABLE: Refrigerator, range, 2005

MEASUREMENTS:

Living Room: 16' x 19'8

Kitchen: 8' x 14'

Dining: 10' x 12'9

Master Bedroom: 11'10 x 15'7

Bedroom: 10'11 x 11'2

Bedroom: 10'11 x 11'4

Office: 8' x 10'3

Utility Room: 7'10 x 8'9

Utility Building: 10' x 12'

18' x 25' plus 12' x 12' vinyl deck

NOTES:

Very nice ranch style home just a mile west of St. Henry, Ohio. Master bedroom has a walk in closet, and master bath. Living Room has a gas fireplace. Basement has access from the garage as well as the interior of the home. Basement has plumbing for a future bath.

INFORMATION & MEASUREMENTS ARE NOT WARRANTED!