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**SELLER:** Kohler, Mitchell & Emily

**ADDRESS:** 5078 State Route 66 New Bremen, OH

**SQ FOOTAGE:** 1,698sq. ft. plus 919 sq. ft. of finished living space in the basement

**LOT SIZE:** One acre lot – 92’ wide x 450’ deep

**TAXES:** \$1,690.78 per year

**GARAGE:** Two-car attached – 24’ x 24’

**BEDROOMS:** Three  

Master	Bedroom #2	Bedroom #3
13’ x 16’	11’ x 13’	11’ x 13’

**BATHS:** Two full

**KITCHEN:** 11’9” x 12’ with bar

**DINING ROOM:** 10’ x 11’9”

**LIVING ROOM:** 13’3” x 19’

**FAMILY ROOM:** 11’9” x 15’

**UTILITY ROOM:** 5’6” x 9’

**TYPE OF HEAT:** Fuel oil hot water (new boiler October 2011).  
New Mitsubishi through-the-wall heat system (May 2016)

**CENTRAL A/C:** Yes (new in May 2016 with 10-year warranty)

**BASEMENT:** Full basement, partially finished

**FIREPLACE:** Yes – wood burning

**COVERED PATIO:** 12’ x 15’

**UTILITY COSTS:** Electric: \$120.00/month avg. Water: \$15/mo. avg. Sewer: N/A Fuel Oil: \$80.00/month avg.

**NOTES:** Home to include all window coverings, refrigerator, oven, dishwasher, cooktop, range hood (all new 2016). Existing well line tied into the house. House has whole house fan. House has been completely updated. New city water line installed to house in 2016. Sewage is septic tank with leach field.

**YEAR BUILT:** 1965

**BUYER/BROKER CO-OP:** 1.6%

**SELLING PRICE:** \$209,900.00

<b>ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.</b>
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