

LISTING ID# 3600



**Listing Agent – Isaac Hoying
937-538-0456**

SELLER: Bruggeman, Mike & Peg
ADDRESS: 142 N. Sycamore Street St. Henry, OH
FOOTAGE: 2,084 sq. ft.
LOT SIZE: 50' x 250'
TAXES: \$1,650.00 per year
GARAGE: One-car attached
BEDROOMS: Three

Master	Bedroom #2	Bedroom #3
13' x 13'	10' x 11'	11' x 28'

BATHS: 2 ½ baths
KITCHEN: 14' x 12'
DINING ROOM: 9' x 10'6"
FAMILY ROOM: 23' x 16'
UTILITY ROOM: 5' x 9'
TYPE OF HEAT: Gas forced air
CENTRAL A/C: Yes
BASEMENT: Crawl space
FIREPLACE: Yes - gas
PATIO/DECK: 20' x 20' and 10' x 10'

UTILITIES: Electric/Water/Sewer - \$43.00/month avg. Gas – \$60.00/month avg.

NOTES: Addition/remodel completed in 1989, including new wiring and plumbing. New roof in 2008, new garage door in 2018, new furnace with electronic filter/air conditioner, water heater and softener in 2013, new house fan in 2019, new carpet in 2018 and foam insulation under entire house in 2017. Master bedroom includes a private bathroom and walk-in closet. 12' x 8' shed included on the property. Washer and dryer are negotiable.

YEAR BUILT: 1941
BUYER/BROKER CO-OP: 2.0%
SELLING PRICE: **\$192,000.00**

***ALL OF THE ABOVE DATA SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND ARE NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.**