



SELLER: Pat & Shirley Elsass

ADDRESS: 308 Spruce St., Botkins, OH

SQ. FOOTAGE: 2030 square feet plus 795 square feet in finished basement

LOT SIZE: 88' x 130'

TAXES: \$1,628.44/year

GARAGE: Two car attached

BEDROOMS: Three

Master	Bedroom #2	Bedroom #3
12' x 15'	13' x 15'	11' x 15'

BATHS: 2 ½

KITCHEN: 10' x 11'

DINING ROOM: 9' x 16'

LIVING ROOM: 15' x 31'

UTILITY ROOM: 9' x 7'

BASEMENT: Full basement/partially finished – Family Room 15' x 32', Pool Room 15' x 21'

FIREPLACE: Two (2) gas fireplaces

TYPE OF HEAT: Gas forced air

CENTRAL A/C: Yes

SUNROOM: 12' x 15'

PATIO/DECK SIZE: Deck 8' x 24' and 8' x 11' (L shaped)

UTILITY COSTS ON AVERAGE/MO.: Electric: \$100.00 Water: \$35.00 Sewer: \$35.00 Gas: \$70.00

NOTES: Home to include refrigerator, oven, cook top, dishwasher, microwave, pool table, and all existing window coverings.

YEAR BUILT: 1964
BUYER/BROKER CO-OP – 2%

SELLING PRICE: \$224,900.00

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