

5953 County Road 109
Mt. Gilead, Ohio 43338

Taxes: \$4564.64

Schools: Mt. Gilead Schools

Fin. Square Footage: 3,656

Lot Size: 3.02 Acres

Parcel# F15-001A018923, F15-001AO18924

Possession: 30-Days Post Close

Township: Franklin

Year Built: 2004

Utilities

*Farmers Co-Op 1-800-432-8427- Propane full tank as of summer 2025

*Consolidated Electric (419)947-3055- \$160 Low-\$300 High Avg

*ADT (not currently being used)

*Whole House Generator serviced in 2025

*Mid Ohio Sanitation (419)947-7440- Trash paid until January 1st, 2026. \$60/3-months

*Armstrong Fiber Internet 1-877-277-5705

*Well- New 2024 with a water filtration system.

*Septic- Pumped in 2025

Appliances/Mechanicals

*Range: New Stainless 2025 (electric, can be changed to propane)

*Refrigerator: New Stainless 2025

*Microwave: New Stainless 2025

*Dishwasher: 3-Years Old

*Furnace: 2-new Propane 2025, 1-new A/C 2025

*Water Heater: Electric

*Furnace in Garage rebuilt in 2025

*Garage door openers new 2025

*Projectors & speakers in the theatre room are negotiable

*Built in speakers stay, in garage and house

*Water Softener Owned, New 2025

*Sump Pump, New 2025

*All new lights and fans

<u>Room Dimensions</u>	<u>Flooring</u>	<u>Level</u>
Kitchen: 12x12	Ceramic	1st
Sunroom: 18x14	Laminate	1st
Living Room: 17x19	Laminate	1st
Den: 12x11	Laminate	1st
Bedroom: 11x10	Carpet	2nd
Bedroom: 13x12	Carpet	2nd
Bedroom: 15x14	Carpet	2nd
Bedroom: 15x12	Carpet	2nd