

Home Feature Sheet

PROPERTY ADDRESS

4640 State Rt 133
Batavia OH

QUICK GLANCE

Number of Bedrooms 4
Number of Full Baths 3
Number of Half Baths 1
Number of Garage Spaces 3
Finished Basement Yes
Finished SqF 3060
Year Built 2024
Taxes/Yr \$7942
School Dist. Williamsburg

UTILITIES

Electric Duke
Water Brown Co Rural Water
Sewer/Septic
Trash Rumpke
Cable/Internet Spectrum

HOA

What is included in HOA:
Pool ___ Mowing ___ Snow Removal ___ Clubhouse ___
Other: _____
HOA Name: _____ HOA Contact: _____

MECHANICAL

Age of roof? 2 years
Age of windows? 2 years
Central Air? Yes
Type of heat? Geothermal
Age of HVAC? 2 years
Avg monthly electric cost? \$600
Type of sewer? Septic
Fireplace? Yes
Age of Appliances? 2 years

LIST OF IMPROVEMENTS:

400 Amp Service
warranty on saltwater in ground pool with auto cover
Barn several updates
Fenced yard
Charging Station in Garage
XL Greenhouse
Pond with koi fish



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