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**9364 Immel Ave NE, Louisville, OH 44641
Marlboro Twp - Marlington LSD**

Highlights and Improvements

- Owned 34 years, owners downsizing
- 5.088 Acre Lot - 428.10 ft x 517.7 ft
- Stone-wall gardens and walkways, seasonal blooms from daffodils to winterberries
- 2,288 sq ft Home, Built 1885
- Home was moved to current location and put on new foundation in 1950's
- High ceilings, original trim, tall windows for lots of natural light
- Remodel included all new drywall, electrical, replacement windows throughout
- Kitchen Addition 2001 - Kraftmaid cherry cabinets, barstools, farm table, and SS Appliances transfer to buyer
- 30 year shingles 2016
- High efficiency propane furnace 2018
- 500 gallon propane tank 2018, transfers to buyer
- New well pump and pressure tank 2020
- Fresh paint and carpet 2022
- 20x40 in-ground pool, new heater 2018, new variable speed pump 2021
- 23x27 detached, 2 car, block garage
- 24x24 pole building with concrete, electric, and covered porch

Utilities / Tax

- Electric \$150 summer months with pool pump, \$70-80 other months
- Trash \$26 per month, Kimble
- Internet \$60 per month, Lightspeed Technologies, LTE
- Propane 700 gallons per year, First Choice in New Philadelphia
- Property Tax \$919.62 per half year, currently under CAUV for 2.83 of 5.088 total acres

Room Dimensions

- Living Room 15' x 17'
- Kitchen 28' x 16'
- 1st Floor Bedroom 14' x 14.5'
- Half bath 4' x 3.5'
- Den 11' x 10'
- Sunroom 14.5' x 17'
- 2nd Floor Full Bath 8.5' x 11'
- 2nd Floor Bedroom (Carpet) 14.5' x 16'
- 2nd Floor Bedroom (Hardwood) 14.5' x 14'