

SELLER: Ranly, Justin & Jana

ADDRESS: 19 Eagle Drive Minster, OH 45865

FOOTAGE: 1,753sq. ft. with 793 sq. ft. finished basement

LOT SIZE: 129' x 60'

TAXES: \$1,842.68per year

GARAGE: 25' x 27'2-car attached with loft

BEDROOMS: 3
Master **Bedroom#2** **Bedroom #3**
 12'6" x 12'6" 12'6" x 14'4" 14'4" x 14'6"

BATHS: 2 full baths

KITCHEN: 13' x 13' with eat-at bar and 5' x 5'6" walk-in pantry with cabinets

DINING ROOM: 12' x 13'

FAMILY ROOM: 15' x 12'

UTILITY/MUD ROOM: 13'6" x 9"

TYPE OF HEAT: Gas forced air

BASEMENT: Fully finished – 793 sq. ft.

FIREPLACE: Yes – wood burning

CENTRAL A/C: Yes

PATIO/DECK: 24' x 14' colored and stamped patio

UTILITIES: **Electric/Water/Sewer/Garbage (Village of Minster)** - \$180.00/month avg.
Gas (Vectren) – \$55.00.00/month avg.

NOTES: Home to include new appliances: stove, refrigerator, dishwasher, microwave. Home will also include all window coverings. See attached sheet of all home improvements made.

Year built: 1978

Buyer/broker co-op: 1.6%

SELLING PRICE: \$220,000.00

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

Improvements made to 19 Eagle Drive - ID 3000

- New basement carpet – 2014
- New luxury vinyl tile – 2015
- New baseboard – 2015
- New countertops – 2010
- New backplash – 2010
- New appliances (included in sale of home) – 2010
- New colored and stamped patio – 2010
- New lower siding – 2010
- New gable siding – 2015
- Added 8" of insulation – 2015
- Painted siding – 2015
- New driveway – 2014
- New carpet in bedrooms and on stairs – 2015
- New furnace – 2009
- New wainscoting in basement