

**SELLER:** Gusching, Scott & Katie

**ADDRESS:** 39 N. Main St. Minster, OH 45865

**FOOTAGE:** 1,607 sq. ft.

**LOT SIZE:** 40' x 173'

**TAXES:** \$1,066.26 per year

**GARAGE:** 2 ½ insulated, heated, detached garage with cable

**BEDROOMS:** 3

<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>
14'4" x 12'5"	9'8" x 14'3"	10' x 9'6"

**BATHS:** 1 full bath

**KITCHEN:** 13' x 14'10"

**DINING ROOM:** 11'3" x 13'

**FAMILY ROOM:** 13'6" x 14'

**UTILITY ROOM:** 6' x 7'6"

**TYPE OF HEAT:** Gas forced air

**BASEMENT:** Yes - partial

**FIREPLACE:** No

**CENTRAL A/C:** Yes

**COVERED PORCH:** Nice screened-in 14' x 7' front porch

**UTILITIES:** **Electric/Water/Sewer** - \$140.00/month avg. **Gas** – \$100.00/month avg.

**NOTES:** Home to include microwave, dishwasher, refrigerator, stove bar with TV, and all window coverings. All new flooring complete in 2013, new front door installed in 2012 and all new windows.

Year built: 1920

Buyer/broker co-op: 1.6%

**SELLING PRICE:** \$132,500.00

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

- New roof, gutters, downspouts and gutter guards (2006)
- New electrical wiring (2005)
- New electrical panel and service feeds by BEI (2004)
- New patio and privacy fence
- Home Network/CATV wiring to all bedrooms and multiple locations (2005)
- Finished insulated garage – new floor and storage above (1994)
- Garage – wired with cable and telephone
- (2) new Liftmaster garage door openers
- Re-insulated whole house (2004)
- New plumbing – internal (2007)
- New plumbing – external (1994)
- Hardwood flooring (2007)
- Bathroom remodel (2006)
  - Whirlpool tub and separate shower
- Cedar closet (2006)
- Enclosed front porch (re-screened) along with plexi-glass windows
  - Replaced carpet (2002)
- New landscaping (2013)
- (2) new kitchen doors (2005)
- (2) new storm doors (2005)
- New sump pump (2013)
- New water softener (2012)
- New upstairs carpet (2006)
- New downstairs carpet (2002)
- Fresh drywall upstairs (2006)
- Speakers on patio and porch (2004)
- Master closet built-ins (2006)
- Whole house security system (2007)
- Put in open staircase (2005)
  - Old stairs is storage closet
- Downstairs can be changed back to bedroom (kept French doors and closet doors)
- Whole house humidifier
- Upstairs – newer windows
- Cast iron waste pipe in basement was cleared in 2006
- All custom-made window covers to stay
- Appliances to stay in home: stove, microwave and refrigerator (2005)