

**SELLER:** Campbell, John & Linda

**ADDRESS:** 15 Wabash Street Ft. Loramie, OH 45845

**SQ FOOTAGE:** Approximately 4,625 sq. ft. plus 1,300 sq. ft. finished living space in the basement

**LOT SIZE:** 150' x 159'

**TAXES:** Approximately \$5,394.32 per year

**GARAGE:** Three-car attached

**BEDROOMS:** Four

<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>	<b>Bedroom #4</b>
16' x 19'6"	13' x 15'6" (plus 7' x 12' sitting area)	14' x 14'	8'6" x 14'

**BATHS:** 2 ½ bath

**KITCHEN:** 15'6" x 18' with island bar and new granite top

**BREAKFAST AREA/  
WET BAR:** 14' x 18'

**DINING ROOM:** 14' x 16'

**FAMILY ROOM:** 24' x 29'

**OFFICE/NURSERY/  
BEDROOM #5:** 12' x 13'

**UTILITY ROOM:** 7' x 12'6"

**TYPE OF HEAT:** Two (2) gas forced air furnaces

**CENTRAL A/C:** Yes– two (2) a/c systems

**BASEMENT:** Fully finished basement with 1,300 sq. ft. of finished space

**FIREPLACE:** Yes – gas fireplace

**SUNROOM:** 15'6" x 15'

**UTILITIES:** Water/Sewer: \$42.00/mo. avg. Gas/Electric: \$300.00/mo. avg.

**NOTES:** Home to include all window coverings, refrigerator, stove, dishwasher, wine cooler in kitchen, refrigerator in the wet bar, washer and dryer in upstairs bath and all pool equipment.

**YEAR BUILT:** 1991

**BUYER/BROKER CO-OP:** 1.6%

**SELLING PRICE:** \$559,900.00

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