

SELLER: Wolf, James & Shelly

ADDRESS: 5900 North Corporation Road 36, Minster OH

SQ FOOTAGE: 3,256 square feet plus 770 square feet in finished basement

LOT SIZE: 2.93 acre wooded lot

TAXES: \$3,877.84 per year

GARAGE: Two-car attached

BEDROOMS: Four/Five

	Master	Bedroom #2	Bedroom #3	Bedroom #4	Bedroom #5
	11'11" x 14'11"	11'8" x 11'10"	11'4" x 10'	8'5" x 8'5"	12'4" x 13'4" (In basement)

BATHS: Three full baths

KITCHEN: 10'4" x 11' with updated countertops and tile backsplash

DINING ROOM: 11'1" x 12'3"

FAMILY ROOM: 14'2" x 28'8"

UTILITY ROOM: 5' x 13' – in basement

TYPE OF HEAT: High efficiency “hybrid” heat pump, installed in 2014

CENTRAL A/C: Yes – new in 2014

BASEMENT: Full finished basement with 770 square feet of finished living space

FIREPLACE: Yes - gas

DECK: 27' x 28' multi-level deck

UTILITY COSTS: **Electric:** Approximately \$260.00/mo. avg. **Gas:** Approximately \$70.00/mo. avg.

NOTES: Home to include refrigerator, microwave, stove, dishwasher and all window coverings. New roof on house (2013), all new 2nd story windows (2013), new septic system (\$28,000.00 value) in 2015, new skylights (2012), all new flooring (2012) and entire interior of home painted (August 2017). \$1,500.00 allowance to replace two (2) front windows, \$1,800.00 allowance for basement flooring and \$1,500.00 landscape allowance.

YEAR BUILT: 1975

BUYER/BROKER CO-OP: 1.6%

SELLING PRICE: \$379,000.00

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