

LISTING ID # 3310

Listing Agent – Dean Kemper  
937-538-0148



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**SELLER:** Boerger, Mitchell & Allison

**ADDRESS:** 12223 Lee Drive, Minster, OH 45865

**SQ. FOOTAGE:** 768 sq. ft.

**LOT SIZE:** 50'x 104'

**TAXES:** \$1203.28 per year

**GARAGE:** Two Car – 18'x 22' (insulated)

**BEDROOMS:** Two

	<b>Master</b>	<b>Bedroom #2</b>
	11'8" x 12'	10'2 x 8'

**BATHS:** One Full

**KITCHEN:** 10'3" x 19'6"

**DINING ROOM:** Eat-In Kitchen

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

**UTILITY ROOM:** Washer/Dryer to stay with home

**BASEMENT:** Crawl Space with sump pump

**FIREPLACE:** No

**TYPE OF HEAT:** Gas Forced Air - Propane

**CENTRAL A/C:** Yes

**PATIO:** Concrete Patio 16' x 14'

**UTILITY COSTS:** Electric \$70.00 per month      Water \$30-40.00 per month  
Sewer \$59.00 per month      Propane \$75.00 per month

**NOTES:** Home to include washer, dryer, stove, microwave, refrigerator, dishwasher, water softener, two bar stools, dining table and chairs, black patio furniture and push lawn mower. Propane tank is owned.

**YEAR BUILT:** Complete rebuild 2010

**SELLING PRICE:** \$ 92,500.00      **BUYER/BROKER CO-OP - 2%**

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

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