

LISTING ID # 3360



**Listing Agent – Todd Weigandt
937-538-0156**

SELLER: Esau, Emily

ADDRESS: 139 Robinwood Street Sidney, OH 45365

SQ. FOOTAGE: 1,296 square feet

LOT SIZE: 75' x 150'

TAXES: Approximately \$1,329.81 per year

GARAGE: Two-and-a-half car detached garage – heated and insulated – 100 amp electrical service and cable tv

BEDROOMS: Three
Master **Bedroom #2** **Bedroom #3**
11'6" x 13' 10'6" x 11' 10'6" x 11'

BATHS: One full bath

KITCHEN: 10' x 20'

DINING ROOM: Eat-in-kitchen

LIVING ROOM: 12' x 18'

FAMILY ROOM: 12' x 19'

UTILITY ROOM: Connections in basement

TYPE OF HEAT: Gas forced air – new in 2010

CENTRAL A/C: Yes – new in 2010

BASEMENT: Full basement

FIREPLACE: Yes – wood-burning in family room

ENCLOSED DECK: 12' x 18'

NOTES: Home to include all existing window coverings, dishwasher, swing set and storage shed. Brand new replacement windows in 2009, new roof on house, porch and garage in 2014. Newer water heater and new sump pump in February 2018

YEAR BUILT: 1951
BUYER/BROKER CO-OP 2.0%
SELLING PRICE: \$ 99,900.00

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ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.**