

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

Master	Bedroom #2	Bedroom #3	Bedroom #4
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: \$487,900.00

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