

LISTING ID #3375

Listing Agent – Todd Weigandt
937-538-0156



SELLER:	Howe, Scott & Jill			
ADDRESS:	23 N. Lincoln Street Minster, OH			
SQ FOOTAGE:	2,100 sq. ft.			
LOT SIZE:	69' x 220'			
TAXES:	Approximately \$1,872.62 per year			
GARAGE:	Two-car detached			
BEDROOMS:	Three <table><tr><td>Master 12'9" x 14'9"</td><td>Bedroom #2 10'1" x 14'5"</td><td>Bedroom #3 14'10" x 20'3"</td></tr></table>	Master 12'9" x 14'9"	Bedroom #2 10'1" x 14'5"	Bedroom #3 14'10" x 20'3"
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BATHS:	2 full baths			
KITCHEN:	15'2" x 15'2"			
DINING ROOM:	14'1" x 14'10"			
LIVING ROOM:	14' x 20'9"			
FAMILY ROOM:	10'3" x 20'4" – in the lower level			
OFFICE:	10'7" x 10'8"			
UTILITY ROOM:	7'11" x 9' – in the basement			
BASEMENT:	Partial basement/partial lower level			
TYPE OF HEAT:	Gas forced air			
FIREPLACE:	Yes - gas fireplace			
SUNROOM:	9' x 11'11"			
CENTRAL A/C:	New A/C			
PATIO/DECK:	15' x 35' concrete patio			
UTILITIES:	Electric/water/sewer - \$175.00/avg. Gas - \$150.00/avg.			
NOTES:	Home to include refrigerator, microwave, gas stove, dishwasher and all window coverings. New front door – 2015, new master bedroom door – 2017. An allowance of \$700.00 is included for new carpet in Bedroom #2. An allowance of \$500.00 is included to stretch the carpet in Bedroom #3 and the office. Seller will shampoo all carpets prior to closing.			
YEAR BUILT:	1862			
BUYER/BROKER CO-OP:	2.4%			
SELLING PRICE:	\$214,900.00			

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