

LISTING ID #3400

**Listing Agent – Dean Kemper
937-538-0148**



SELLER: Heitbrink, Tony & Tammy

ADDRESS: 6750 Luella Street Ft. Loramie, OH 45845

SQ FOOTAGE: 3,104 square feet with 1,590 square feet in finished basement

LOT SIZE: Approximately 4.7 acres

TAXES: \$3,924.40

GARAGE: Three-car 25' x 41' heated attached garage

BEDROOMS: Three

Master	Bedroom #2	Bedroom #3
16' x 16'	16' x 13'6"	13' x 15'
Walk-in closet	Walk-in closet	Walk-in closet
Master bathroom		

BATHS: Three full

KITCHEN: 12' x 14'

DINING ROOM: 13' x 12'8"

FAMILY ROOM: 18' x 25'5"

OFFICE: 13' x 12'

UTILITY ROOM: 6'10" x 9'

TYPE OF HEAT: Gas forced air/heat pump

CENTRAL A/C: Yes

BASEMENT: Full basement with garage access. Approximately 1,590 sq. ft. finished area with large daylight windows

FIREPLACE: Gas fireplace in family room

PATIO/DECK: 7' x 35' covered patio with 16' x 35' stamped concrete patio

UTILITIES: Electric - \$175.00/month Sewer - \$65.00/month Gas - \$75.00/month

NOTES: Stove, refrigerator, microwave, washer, swing set, window coverings, basement bar TV and light fixtures to stay. Will sell pool table (\$1,000.00). Northwest pine tree will not stay. 24' x 40' barn – new roof and overhead door (2014). House has 50-year roof, new flooring in living room foyer, new water heater (2016), new iron filter (2009), and hot water recirculating pump. New landscaping (2013). House has central VAC. Basement finished in 2001.

YEAR BUILT: 1999

BUYER/BROKER CO-OP: 2.0%

SELLING PRICE: \$450,000.00

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

90 N. Main Street, Minster, Ohio 45865
(419) 628-3107 (800) 803-8213 FAX (419) 628-4631
weigandtrealstate.com