

**LISTING ID # 3350**



**Listing Agent –  
Sandy Schmitmeyer  
419-305-0268**

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**SELLER:** Frericks, Rod & Holly

**ADDRESS:** 13153 Luthman Road, Minster, Ohio 45865

**SQ. FOOTAGE:** Approx 1047 Sq Ft

**LOT SIZE:** 60' Wide "Waterfront" x 77' Deep

**TAXES:** \$757.90 per year

**GARAGE:** None

**BEDROOMS:** Two  
**Master** 10'11" x 11'5"      **Bedroom #2** 8'5" x 11'6"

**BATHS:** One Full Bath

**KITCHEN:** Eat-in-Kitchen

**FAMILY ROOM:** 15'3" x 15'8"

**UTILITY ROOM:** Closet Connections

**FOUNDATION:** Crawl Space

**FIREPLACE:** Yes – Wood Burning "Stone" Fireplace

**TYPE OF HEAT:** Propane Wall Heater / Electric Baseboard

**CENTRAL A/C:** (2) Window A/C Units to remain

**SUNROOM:** 10'7" x 15'

**NOTES:** Home to include washer and dryer new in 2017, water softener new in 2017, refrigerator, bunk beds, and barstools. New propane heater 2017, All floor joists reinforced in 2017. Private boat dock, Shared well fee is \$80.00 per year, Association fee is \$175.00 per year.

**YEAR BUILT:** 1966

**BUYER/BROKER CO-OP –** 2.4%

**SELLING PRICE:** **\$135,000.00**

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