

LISTING ID #3420

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



SELLER: Wallenhorst, Bernard & Connie
ADDRESS: 13025 Luthman Road Minster, OH (57-04-33-154-010 and 57-04-33-154-011)
SQ FOOTAGE: 1,560 sq. ft.
LOT SIZE: 40' x 70' and 50' x 70' 90' x 70' total with two parcels
TAXES: \$740.22 per year
GARAGE: Two car attached – 24' x 24' with detached carport – 20' x 22'
BEDROOMS: Three

Master	Bedroom #2	Bedroom #3
13'8" x 17' Walk-in closet, master bath with shower & Whirlpool tub	11' x 9'	16'6" x 9'

BATHS: 2 full
KITCHEN: 17' x 18'
DINING ROOM: Eat-in-kitchen
FAMILY ROOM: 11'6" x 23'
UTILITY ROOM: 9' x 6'6"
TYPE OF HEAT: Gas forced air and baseboard electric
CENTRAL A/C: Two window A/C units
FIREPLACE: No
BASEMENT: Crawl space
UTILITIES: Sewer - \$65.00/mo. avg. Water – Shared well Electric - \$215.00/mo. avg.
NOTES: Nice two-car attached garage. New windows. Appliances include washer, dryer, refrigerator, microwave and stove. Shared well. Roof is approximately 10 years old. Lemkuhl Landing Property Owner's Association fees - \$325.00/year. Additions in 2006.
YEAR BUILT: 1971
BUYER/BROKER CO-OP: 2.4%
SELLING PRICE: \$149,000.00

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