

LISTING ID # 3365



**Listing Agent – Mary Jane Kaylor
419-305-7199**

SELLER: Elder, Dave & Shira

ADDRESS: 255 N. Frankfort Street Minster, OH 45865

SQ. FOOTAGE: 1,768 square feet

LOT SIZE: 69' x 220'

TAXES: Approximately \$1,592.00 per year

GARAGE: 24' x 24' detached garage – built in 1977

BEDROOMS: Four

Master	Bedroom #2	Bedroom #3	Bedroom #4
15' x 12' 6"	15' x 12' 6"	15' x 12'	15' x 9' 6"

BATHS: 1 ½ baths

KITCHEN: 16' x 15'

DINING ROOM: 14' x 15'

FAMILY ROOM: 15' x 16'

FOYER: 7' x 13'

UTILITY ROOM: Connections in kitchen

TYPE OF HEAT: Gas

CENTRAL A/C: Yes - on main level. Upstairs has 3 window units, which will stay with home

BASEMENT: Partial

FIREPLACE: No

PATIO: Brick 20' x 25' – built in 2014.

UTILITIES: Electric/Water/Sewage – Approximately \$100.00/mo. avg. Gas - \$100.00/mo. avg. in winter only

NOTES: Updates include professionally designed patio with privacy and terraced landscaping beds, newly renovated dining and family rooms, extra garage shelving, 10' x 12' storage shed, regraded and corrected drainage around exterior of house.

YEAR BUILT: 1906

BUYER/BROKER CO-OP 1.8%

SELLING PRICE: **\$159,900.00**

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

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