



**SELLER:** Tyler, Ryan & Leslie

**ADDRESS:** 156 S. Hamilton Street Minster, OH

**SQ FOOTAGE:** 2,084 sq. ft.

**LOT SIZE:** 100' x 153'

**TAXES:** Approximately \$3,087.74 per year

**GARAGE:** Two-car attached plus large storage area – 21' x 24'

**BEDROOMS:** Three

	<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>
	14' x 17'	12'4" x 11'	12'4" x 11'
	large walk-in closet master bathroom		

**BATHS:** 2 full baths

**KITCHEN:** 12'8" x 12'4" with custom cabinets with granite tops by Ebbing Cabinetry

**DINING ROOM:** 13' x 13'

**FAMILY ROOM:** 18' x 19'4" with vaulted ceiling

**OFFICE:** 13' x 12' with all custom casework

**UTILITY ROOM:** 7'6" x 9'

**TYPE OF HEAT:** Gas forced air

**CENTRAL A/C:** Yes

**FIREPLACE:** No

**BASEMENT:** Full 9' basement

**PATIO/DECK:** 26' x 26' new custom stamped concrete patio with built-in grill/serving area

**UTILITIES:** Electric/Water/Sewer - \$185.00/month average Gas - \$57.00/month average

**NOTES:** Custom-built home by Weigandt Development, custom cabinets by Ebbing Cabinetry. Updated/new landscaping with whole house sound system. House to include custom entertainment center in family room. Swing set and window decorative drapes will not stay with the home. Appliances in kitchen to be determined.

**YEAR BUILT:** 2004

**BUYER/BROKER CO-OP:** 1.6%

**SELLING PRICE:** \$325,900.00

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