

LISTING ID # 3350



Listing Agent –
Sandy Schmitmeyer
419-305-0268

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: **\$124,900.00**

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