

**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

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

**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:** \$144,900.00

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