

**LISTING ID #3495**



**Listing Agent – Isaac Hoying**  
**937-538-0456**

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**SELLER:** Fortman, Mathilda A.

**ADDRESS:** 65 N. Main Street Minster, OH 45865

**SQ FOOTAGE:** 1,152 sq. ft.

**TAXES:** \$961.66 per year

**GARAGE:** One car detached – 11' x 21'

**BEDROOMS:** Three

|  | <b>Master</b> | <b>Bedroom #2</b> | <b>Bedroom #3 (upstairs)</b> |
|--|---------------|-------------------|------------------------------|
|  | 11'5" x 11'   | 14' x 11'5"       | 12' x 12'                    |

**BATHS:** Two (2) full baths

**KITCHEN/DINING ROOM:** 19'5" x 8'

**FAMILY ROOM:** 14'9" x 15'5"

**UTILITY ROOM:** 5' x 5'

**TYPE OF HEAT:** Gas forced air. Upstairs has electric baseboard

**BASEMENT:** Crawl space

**PATIO/DECK:** 7' x 10' concrete patio

**NOTES:** Condo to include stove, refrigerator, washer, dryer, TV in bedroom, and window coverings. Items in condo are negotiable. Lincoln/Main Condo Association H.O.A. fees are \$60.00/month (\$720.00 yearly)

**YEAR BUILT:** 1991

**BUYER/BROKER CO-OP:** 2.4%

**SELLING PRICE:** \$117,000.00

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| <p><b>ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.</b></p> |
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