

**LISTING ID #3520**

**Listing Agent – Todd Weigandt  
937-538-0156**



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**SELLER:** Wilt, Diana

**ADDRESS:** 105 Mary Street, Botkins, Ohio 45306

**SQ FOOTAGE:** 1930 sq. ft.

**LOT SIZE:** Approximately 100' x 140'

**TAXES:** \$1,275.00 per year

**GARAGE:** Two car attached

**BEDROOMS:** Four

	<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>	<b>Bedroom #4</b>
	11'6" x 13'7"	10' x 10'6"	9'8" x 12'4"	9'6" x 11'6"

**BATHS:** Three full baths

**KITCHEN:** 13' x 13'10"

**DINING ROOM:** Eat-in kitchen

**LIVING ROOM:** 20'8" x 13'

**FAMILY ROOM:** 18' x 23'5"

**UTILITY ROOM:** 5' x 6'11"

**TYPE OF HEAT:** Gas forced air / Electric baseboard

**CENTRAL A/C:** Yes

**FOUNDATION:** Crawl space

**FIREPLACE:** Yes – wood burning

**DECK:** 16' x 17'6"

**NOTES:** Home to include refrigerator, dishwasher, stove & microwave.  
Mini barn stays.

**YEAR BUILT:** 1973

**BUYER/BROKER CO-OP:** 2.0%

**SELLING PRICE:** **198,500.00**

**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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