

LISTING ID# 3545



Listing Agent – Todd Weigandt  
937-538-0156

**SELLER:** Kreitzer, Drew & Jill  
**ADDRESS:** 18866 Weimert School Road Wapakoneta, OH  
**FOOTAGE:** 2,008 sq. ft.  
**LOT SIZE:** 4.116 acres – “wooded”  
**TAXES:** \$2,309.33 per year  
**GARAGE:** Two-car attached  
**BEDROOMS:** Three

**Master**  
15' x 15'

**Bedroom #2**  
15' x 15'

**Bedroom #3**  
15' x 15'

**BATHS:** 2 full baths  
**KITCHEN:** 9' x 16'  
**DINING ROOM:** 11' x 13'  
**FAMILY ROOM:** 21' x 24' – cathedral ceiling  
**UTILITY ROOM:** 6' x 15'  
**TYPE OF HEAT:** Brand new forced-air furnace and wood burner  
**CENTRAL A/C:** Yes  
**FOUNDATION:** Crawl space  
**FIREPLACE:** Stone fireplace – wood burning  
**PATIO/DECK:** Patio – 17' x 23' and Deck – 15' x 25'  
**UTILITY COSTS:** Electric - \$120.00/month Water – Well Sewer – Septic Gas - Propane

**NOTES:** Home to include refrigerator, stove, microwave, washer, dryer and window blinds. New furnace installed in April 2019. Outbuilding #1 – 32' x 80' with propane unit heater, wood pellet burner and 200-amp electrical service. Outbuilding #2 – 33' x 52' pole barn built in 2013. Electrical service and water line run to the building not hooked up. Wapakoneta School District.

**YEAR BUILT:** 1990  
**BUYER/BROKER CO-OP:** 2.0%  
**SELLING PRICE:** \$334,900.00

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