

LISTING ID #3555

**Listing Agent – Dean Kemper
937-538-0148**



SELLER: Vera Woehrmyer
ADDRESS: 248 N. Cleveland Street, Minster, Ohio
SQ FOOTAGE: 2,246 sq. ft.
TWO LOTS: Lot 1: 68.75 x 117.72
Lot 2: 63.93 x 117.72
TAXES: \$1,444.42 per year
GARAGE: 2 car - 25' X 26'6" with half-bath and gas forced air heater
Attached 30'x 25' shop area with gas forced air heater and window A/C unit
BEDROOMS: Three

Master	Bedroom #2	Bedroom #3
13' x 13'	9'6" x 11'6"	15' x 13' w/walk-in closet

BATHS: One full bath 8' x 5'8"
KITCHEN: 16' x 16' Eat-In Kitchen
LIVING ROOM: 16' X 17'6"
GREAT ROOM: 16' X 16'6"
OFFICE FOYER: 15'6" X 10'
UTILITY ROOM: Washer/Dryer in Basement
TYPE OF HEAT: Hot Water Heat
AIR CONDITIONING: Central Forced Air
BASEMENT: Yes
FIREPLACE: No
PATIO/DECK: Concrete patio – 31' x 12'
NOTES: Home to include existing kitchen appliances and window coverings.
Home has newer updated windows
YEAR BUILT: 1856
BUYER/BROKER CO-OP: 2.4%
SELLING PRICE: \$160,000.00

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