

LISTING ID# 3590



Listing Agent – Todd Weigandt
937-538-0156

SELLER: Floyd, Chris & Sharon
ADDRESS: 717 Oakwood Drive, Minster, Ohio
FOOTAGE: 1,827 sq. ft. plus addition 625 sq. ft. in finished basement
LOT SIZE: Approximately 80' x 165'
TAXES: \$3,475.88 per year
GARAGE: 2 ½ car attached
BEDROOMS: Three

Master
12' x 16'2"

Bedroom #2
11'6" x 12'2"

Bedroom #3
11'5" x 12'2"

BATHS: 2 ½ bath
KITCHEN: 12'2" x 14'2" with sit-at-bar and granite countertops
DINING ROOM: 11'2" x 12'
FAMILY ROOM: 18'7" x 20' with cathedral ceiling
ENCLOSED PORCH: 10' x 18'6"
UTILITY ROOM: 6' x 6'11"
TYPE OF HEAT: Gas forced air
CENTRAL A/C: Yes
BASEMENT: Full "finished" basement with 625 sq. ft. of living space
FIREPLACE: Yes - gas
PATIO/DECK: Paver patio with outdoor fireplace
UTILITIES: Electric/Water/Sewer - \$200.00/month Gas - \$45.00/month average

NOTES: Home to include refrigerator, dishwasher, oven/cooktop, microwave, all mini blinds and hot tub. Complete kitchen remodel in 2016, new hardwood flooring in 2016, new split rail fence 2017, gas fireplace cleaned and serviced 2107, \$250.00 allowance for flooring in downstairs bathroom.

YEAR BUILT: 1999
BUYER/BROKER CO-OP: 2.0%
SELLING PRICE: **\$314,900.00**

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