

**LISTING ID# 3605**



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

**SELLER:** Ahrns, Tom  
**ADDRESS:** 61 S. Frankfort Street Minster, OH 45865  
**FOOTAGE:** 1,869 sq. ft.  
**LOT SIZE:** 69' x 220'  
**TAXES:** Approximately \$1,883.56 per year  
**GARAGE:** One-car attached (20'x 13'6") and one detached (12' x 20')  
**BEDROOMS:** Three

	<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>
<b>BATHS:</b>	13'10" x 12'10"	20'6" x 11'6" (2 walk-in closets)	14'6" x 14' and 7'6" x 7'6" dormer (2 walk-in closets)

**BATHS:** 3 baths (1 is in basement)

**KITCHEN:** 17'4" x 8'5"

**DINING ROOM:** 11'6" x 13'6"

**FAMILY ROOM:** 13' x 19'6"

**BREEZEWAY/UTILITY:** 8' x 20'

**TYPE OF HEAT:** Hot water

**CENTRAL A/C:** No – window unit

**BASEMENT:** Yes – unfinished

**PATIO/DECK:** 10' x 11' screened-in porch

**NOTES:** Hot water heater new in 2012. Appliances include microwave, stove, refrigerator, window A/C unit and all window coverings.

**YEAR BUILT:** 1940

**BUYER/BROKER CO-OP:** 1.6%

**SELLING PRICE:** **\$219,000.00**

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