

LISTING ID # 3640



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

SELLER: William & Tammy Almashy

ADDRESS: 12078 Brugeman Ave., Minster, OH and 12080 Brugeman Ave., Minster, OH 45865

**SQ. FOOTAGE: Unit 1 – 1000 Sq. Ft.
Unit 2 – 1184 Sq. Ft.**

LOT SIZE: Total of eleven parcels

TAXES: \$1552.20 for all eleven parcels

GARAGE: 29'-6" x 39'

**BEDROOMS: Unit 1 – Bedroom #1 12'6"x17' Bedroom #2 15'x6'8"
Unit 2 – Bedroom #1 17'x11'-6" Bedroom #2 18'x8'**

**BATHS: Unit 1 – One full 15'x9' (complete remodel with custom shower)
Unit 2 – One full 8'x8'**

**KITCHEN AND DINING ROOM: Unit 1 – 23'x11'-4" Includes Dishwasher
Unit 2 - 9'x7'-6" (Kitchen Only)**

**LIVING ROOM: Unit 1 – 13'-6"x11'-6"
Unit 2 – 17'x15'**

**UTILITY ROOM: Unit 1 – 10'x6'
Unit 2 – Stackable washer and dryer**

**BASEMENT: Unit #1 – Crawl Space
Unit #2 - Slab**

**FIREPLACE: Unit 1 – Wood pellet Stoves / One woodburner
Unit 2 – One wood pellet stove**

TYPE OF HEAT: Both Units – Baseboard electric with wood pellet stoves

CENTRAL A/C: No—Window A/C units for both units

UTILITY COSTS: Electric \$55.00 Water Well Sewer \$65.00 Gas N/A

NOTES: Large backyards. Units include storage building 21'-6"x20' with 21'-6"x12' lean to. Include total of eleven parcels. Two-unit apartment with great income. New siding and windows. Home to include washer/dryer and refrigerator in both units. Unit #1 has partial attic with solid floor for storage.

YEAR BUILT: 1951

BUYER/BROKER CO-OP – 2.0%

SELLING PRICE: \$148,000

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