

**LISTING ID # 3645**

**Listing Agent – Todd Weigandt  
937-538-0156**



**SELLER: Philip Larger**

**ADDRESS: 272 N. Frankfort St., Minster, OH 45865**

**SQ. FOOTAGE: 1304 Sq. Ft.**

**LOT SIZE: 69' x 220'**

**TAXES: \$1620.24/year**

**GARAGE: One car attached and one car detached 12'x19'6"**

<b>BEDROOMS:</b>	Two	
	<b>Master</b>	<b>Bedroom #2</b>
	11'7"x11'7"	11'7"x11'7"

**BATHS: One**

**KITCHEN: 13'x13'11"**

**DINING ROOM: 9'10"x12'**

**LIVING ROOM: 12'4"x22'8"**

**UTILITY ROOM: Washer/Dryer connections in the basement**

**BASEMENT: Full Basement**

**FIREPLACE: No**

**TYPE OF HEAT: Gas forced air**

**CENTRAL A/C: Yes**

**PATIO: Concrete Patio 18'6"x20'**

**NOTES: Home to include stove, dishwasher, refrigerator, washer, dryer and window coverings**

**YEAR BUILT: 1949  
BUYER/BROKER CO-OP – 1.6%**

**SELLING PRICE: \$169,900**

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

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