

**LISTING ID # 3650**

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



**SELLER:** Kevin and Marie Olberding

**ADDRESS:** 14611 Schmitmeyer-Baker Rd., Minster, OH

**SQ. FOOTAGE:** 1825 Sq. Ft. plus 1208 Sq. Ft. finished basement

**LOT SIZE:** 1.5 acres

**TAXES:** \$2349.76/year

**GARAGE:** Two-car attached

**BEDROOMS:** Three

**Master**  
14'6" x 15'8"

**Bedroom #2**  
10'6" x 11'7"

**Bedroom #3**  
11'1" x 13'4"

**BATHS:** 2 ½

**KITCHEN:** 11'8" x 20'6" – with island

**DINING ROOM:** Eat-in kitchen

**LIVING ROOM:** 20' x 24'6" - with cathedral ceiling

**UTILITY ROOM:** 8'6" x 11'

**BASEMENT:** Full finished basement includes 21'1"x48'6" family room, 7'2"x12'5" office, and 7'8"x11'8" toy room

**FIREPLACE:** No

**TYPE OF HEAT:** Geo-Thermal heat/AC system – new in 2005

**CENTRAL A/C:** Yes – new in 2005

**PATIO:** 16' x 20' Concrete Patio

**NOTES:** Home to include all window coverings, refrigerator, oven, cooktop, dishwasher, water softener, pool table, and 12'x16' mini barn. Geo-thermal heat/AC System installed in 2005. New roof installed August 2016. Finished basement completed in 2018. Home is in excellent condition

**YEAR BUILT:** 1997

**BUYER/BROKER CO-OP – 2%**

**SELLING PRICE:** \$ 264,900.00

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

90 N. Main Street, Minster, Ohio 45865  
(419) 628-3107 (800) 803-8213 FAX (419) 628-4631  
weigandtrealestate.com