

LISTING ID #3695



Listing Agent – Dean Kemper  
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90 N. Main St., Minster, OH 45865 · weigandtrealstate.com

**SELLER:** Chuck & Ruth Mallory

**ADDRESS:** 15080 Timberwood Lane, Minster, OH 45865

**SQ. FOOTAGE:** 2502 sq. ft. on first floor; 1996 sq. ft. in finished basement

**LOT SIZE:** 2.70-acre wooded lot

**GARAGE:** 3-car attached 32' x 25' and 10' x 8' storage room with overhead door

**BEDROOMS:** Five  
**Master Bedroom:** 15'9" x 17' Tray ceiling; large master bathroom with walk-in closet

<b>Bedroom #2</b>	<b>Bedroom #3</b>	<b>Bedroom #4 (lower level)</b>	<b>Bedroom #5 (lower level)</b>
12'8" x 13'	13'4" x 14'	10'8" x 14'	13' x 14'

**STUDY:** 13'8" x 13' Tray Ceiling

**BATHS:** 3 ½

**KITCHEN:** 13' x 15' with cherry cabinets

**DINING ROOM:** 13'4" x 12'

**LIVING ROOM:** 18' x 20'8" Vaulted Ceiling

**UTILITY ROOM:** 8'6" x 9'8"

**BASEMENT:** Full basement with garage access. Approximately 1996 sq. ft. finished space. Sit at bar area.

**FIREPLACE:** Gas fireplace

**TYPE OF HEAT:** Gas forced air - propane

**CENTRAL A/C:** Yes

**PATIO:** Large Paver Patio

**SUNROOM:** 12' x 14' Glass Sunroom Solarium

**UTILITY COSTS:** Electric - \$240/mo. Gas/Propane - \$230/mo.

**NOTES:** Custom built home in 2004, custom woodwork throughout, hardwood floors with open staircase. Home to include refrigerator, stove, microwave, dishwasher, washer, dryer, T.V. and sound system. Whole house generator. New hot water heater in May 2020.  
**YEAR BUILT: 2004** **BUYER/BROKER CO-OP – 1.6%**

**SELLING PRICE: \$589,000.00**

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ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.