

LISTING ID #3700



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

90 N. Main St., Minster, OH 45865 · weigandtrealstate.com

SELLER: Amanda Mauer

ADDRESS: 415 Greenback Rd., Fort Loramie, OH 45845

SQ. FOOTAGE: Approximately 2435 Sq. Ft.

LOT SIZE: 100' x 156'

TAXES: Full Year taxes \$3,183.88

GARAGE: Two car attached 22' x 23'6"

BEDROOMS: Three

Master	Bedroom #2	Bedroom #3
13' x 12' w/walk-in closet	15' x 16' w/walk-in closet	16' x 16' w/walk-in closet

BATHS: Three full baths

KITCHEN: 12' x 13' with solid surface tops

DINING ROOM: 13' x 12'

LIVING ROOM: 14'6" x 26'

UTILITY ROOM: 9' x 5'

BASEMENT: Full Basement

OFFICE: 10'6" X 12'

LOFT AREA: 22' x 8'

TYPE OF HEAT: New forced air - 2018

CENTRAL A/C: Yes

PATIO/DECK: Wood deck approximately 12' x 24' – 12' x 12'

UTILITY COSTS: Electric: \$84/mo. Water: \$70/mo. Gas: \$70/mo.

NOTES: Home to include stove, refrigerator, dishwasher, microwave, washer, dryer. New hardwood floors throughout. Utility shed 6' x 8'. Future bonus room above garage.

YEAR BUILT: 1996

BUYER/BROKER CO-OP – 2%

SELLING PRICE: \$315,000.00

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ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.**