

**LISTING ID # 3715**



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

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

**SELLER:** Michael & Carol Brecount

**ADDRESS:** 405 E. Poplar St. Sidney, OH 45365

**SQ. FOOTAGE:** 1734 Sq. Ft.

**LOT SIZE:** 83' x 1165'

**TAXES:** \$1851.28/year

**GARAGE:** Two Car Detached

**BEDROOMS:**

Four				
<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>	<b>Bedroom #4</b>	
10'9" x 15'2"	9'5" x 11'5"	9'4" x 11'4"	10'4" x 14'3"	

**BATHS:** 1 1/2

**KITCHEN:** 14'8" x 15'6"

**DINING ROOM:** Eat-in Kitchen

**LIVING ROOM:** 15'1" x 19'2"

**FAMILY ROOM:** 14'6" x 11'6"

**UTILITY ROOM:** Closet Connections

**BASEMENT:** Partial basement/partial crawlspace

**FIREPLACE:** N/A

**TYPE OF HEAT:** Gas Forced Air

**CENTRAL A/C:** No

**PATIO:** Concrete Patio

**NOTES:** Home to include refrigerator, stove, all existing window coverings, and automatic wheelchair lift. Newer roof. New water heater 2019.

**YEAR BUILT: 1906**

**BUYER/BROKER CO-OP – 2.4%**

**SELLING PRICE: \$64,900.00**

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

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### **COMMERICAL OUTBUILDING**

- Built in 1946
- 24' Wide x 65' Long
- 4-Car Garage
- Gas Forced Air Heat
- ½ Bath
- One (1) Display Room
- Four (4) Storage Rooms
- All utilities metered separate from the house
- Zoned Commercial

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