

LISTING ID #3730



**Listing Agent – Sandy Schmitmeyer
(419) 305-0628**

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

SELLER: Clifton & Jennifer Perryman

ADDRESS: 69 S. Frankfort St., Minster, OH

SQ. FOOTAGE: 2350 Sq. Ft. of living space

LOT SIZE: 69' x 220'

UTILITY COST: Electric: \$171/mo. Water: \$10/mo. Sewer: \$13/mo. Gas: \$123/mo.

GARAGE: 24' x 28' Detached

BEDROOMS: Four

Master	Bedroom #2 (east)	Bedroom #3 (west)	Bedroom #4 (south)
18' x 11'	12' x 13'	12' x 13'	19' x 13'

BATHS: 2 ½

KITCHEN: 18' x 12'

DINING ROOM: 18' x 12'

LIVING ROOM: 19' x 29' Upstairs Family Room 10' x 12'

UTILITY ROOM: 12' x 8' Storage Attic 15' x 8 ½'

BASEMENT: Partial Basement Cellar/Partial Crawl Space

FIREPLACE: Gas Fireplace

TYPE OF HEAT: Gas Hot Water Heat

CENTRAL A/C: Yes

PATIO: 15' x 35'

NOTES: Home to include refrigerator, gas stove, dishwasher, microwave, all window treatments. Hot tub negotiable. Older outbuilding and concrete pad located off the rear alley. 1991 - great room addition, 2008 - kitchen/dining remodel & windows, 1/2 bath added, 2010 - new roof, 2010 - front porch added, 2012 - stamped patio installed, 2012 - great room flooring replaced, 2013 - windows replaced, 2015 - master bedroom, closet, master bath, main bath, laundry, basement stairs remodel, 2017 - new kitchen appliances

YEAR BUILT: 1890
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$274,900.00

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