

LISTING ID #3745



Listing Agent – Todd Weigandt
937-538-0156

SELLER: Poepelman, Mitchel & Maria

ADDRESS: 193 S Hanover, Minster, Ohio

SQ FOOTAGE: 1838 Sq Ft – Plus 934 Sq Ft in Finished Basement

LOT SIZE: 69' x 100'

TAXES: \$3,069.49 Per Year

GARAGE: Two-car attached

BEDROOMS: Three

	Master	Bedroom #2	Bedroom #3
	13'8" x 14'10"	11'8" x 14'8"	8'7" x 15'8" in basement

BATHS: Two full baths – Two half baths

KITCHEN: 11'10" x 15'4" – Complete remodel

DINING ROOM: 15'2" x 22'2"

FAMILY ROOM: 15'4" x 24'1"

UTILITY ROOM: 6'6" x 8'5"

TYPE OF HEAT: Gas forced air

BASEMENT: Full basement – 934 Sq Ft Finished

FIREPLACE: Yes – wood burning area with cistern

CENTRAL A/C: Yes

PATIO/DECK: 10' x 11' Enclosed front porch

NOTES: Home to include refrigerator, oven, dishwasher and microwave. Finished basement includes family room with bar area, half bath and bedroom.

YEAR BUILT: 1963

BUYER/BROKER CO-OP: 2.4%

SELLING PRICE: \$229,900.00

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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Recent Improvements Include:

- Installed recessed can lighting
- Remodeled kitchen
- Repaint entire interior and finished basement
- New kitchen window
- New living room window
- New windows in master bedroom
- New flooring in kitchen, utility room, foyer, hallway, full bath, and entire finished basement
- New toilet in basement full bath
- New toilet in first floor full bath
- New island and granite counter tops in kitchen
- New overhead garage door
- New garage door opener
- New roof
- New landscaping in front of the house