

LISTING ID #3755

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



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

SELLER: Richard & Sarah Steenrod
ADDRESS: 12215 Short Dr., Minster, OH 45865

SQ. FOOTAGE: 600 Sq. Ft.

LOT SIZE: 52' x 104'

TAXES: Annual tax \$467.52

GARAGE: Storage Shed 8' x 14'

BEDROOMS: Two
Master 8' x 8' **Bedroom #2** 8'3" x 7'6"

BATHS: 8' x 6'6"

KITCHEN: 12' x 10'

**DINING ROOM/
LIVING ROOM:** 10' x 19'6"

UTILITY ROOM: None – Washer/Dryer Hookup in bathroom

TYPE OF HEAT: Gas Forced Air

BASEMENT: Crawlspace – No access

FIREPLACE: No

CENTRAL A/C: Window unit

PATIO/DECK: 12' x 12' Stone patio

NOTES: Newer kitchen cabinets, counters and sink. Newer bathroom shower, vanity, sink and toilet. Bathroom plumbed/electric/vent and ready for stack washer/dryer (appliance not included). Newer vinyl windows. Newer window air conditioner unit included. Newer 8' x 14' shed. Refrigerator and stove included. All window coverings stay. Property is in walking distance to state park docks and playground. Boat dock rental is \$275/year. No furniture included. Propane tanks rented from Suburban.

YEAR BUILT: 1940
BUYER/BROKER CO-OP – 2.4 %

SELLING PRICE: \$65,000.00

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