

**LISTING ID # 3760**

**Listing Agent – Isaac Hoyoing  
(937) 538-0456**



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

**SELLER:** Travis & April Elsass

**ADDRESS:** 286 S. Cleveland St., Minster, OH 45865

**SQ. FOOTAGE:** 1482 S.F. Main Floor 746 S.F. Finished Basement

**LOT SIZE:** (2) Lot – 69' x 148' both lots

**TAXES:** Parcel: E1500314900 \$2533.78/yr.  
E1500315100 \$441.24/yr.

**GARAGE:** 25'6" x 24' Heated w/own furnace

**BEDROOMS:** Three  
**Master** 11'7 x 13'5" w/ 6' x 6'6" walk in closet  
**Bedroom #2** 11'8" x 10'4"  
**Bedroom #3** 12'4" x 10'4"

**BATHS:** Three Full

**KITCHEN:** 13'6" x 13' w/eat at bar

**DINING ROOM:** 7'6" x 13'

**LIVING ROOM:** 17' x 13'

**UTILITY ROOM:** 7' x 10'

**TYPE OF HEAT:** Gas Forced Air

**BASEMENT:** 746 S.F. Finished

**FIREPLACE:** Gas fireplace in basement

**CENTRAL A/C:** Yes – New 2018

**PATIO/DECK:** 29' x 14'4"

**UTILITY COSTS:** **Average Minster Bill: \$200.00/mo.** **Gas: \$70.00**

**NOTES:** Home to include refrigerator, stove, microwave, dishwasher, counter stools (4), kitchen table, desk in office, hot tub, shed (16' x 8'), central vacuum, whole house gas generator.

**YEAR BUILT: 1998**  
**BUYER/BROKER CO-OP – 1.6%**

**SELLING PRICE: \$280,000.00**

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