

LISTING ID #3790

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



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

SELLER: Robert J. Schieltz

ADDRESS: 405 N. Sycamore St., Botkins, OH 45306

SQ. FOOTAGE: 2165 Sq. Ft. plus 1453 Sq. Ft. of living space in the finished basement

LOT SIZE: 165' x 150' (1 ½ lots)

TAXES: \$709.36/year – 8-year tax abatement on the house

GARAGE: 4 ½ car attached with gas wall heater

BEDROOMS: Four

Master	Bedroom #2	Bedroom #3	Bedroom #4
14' x 16'	12' x 13'10"	11'11" x 13'10"	11'11" x 13'10"

BATHS: 3 ½

KITCHEN: 15'8" x 15'10" with island, custom cabinetry and granite countertops

DINING ROOM: 12'5" x 15'8"

LIVING ROOM: 16' x 28'4" with vaulted ceiling and built-in entertainment center

UTILITY ROOM: 7'4" x 9'

TYPE OF HEAT: Gas Forced Air

BASEMENT: Full basement with garage entry and 1453 Sq. Ft. of living space

FIREPLACE: None

CENTRAL A/C: Yes

PATIO/DECK: 12' x 14' Cover Rear Porch

NOTES: Quality built custom home by Weigandt Development, LTD. Built in 2018, 8-year tax abatement on the house, whole house alarm system, water back up sump pump. Home to include refrigerator, range, microwave, dishwasher, washer, dryer, and all window coverings.

YEAR BUILT: 2018
BUYER/BROKER CO-OP – 2.0%

SELLING PRICE: \$574,900.00

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