

LISTING ID #3860

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



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

SELLER: Ila B. Dalton, Pattie Stearly, POA

ADDRESS: 1245 Turner Drive, Sidney, OH 45365

SQ. FOOTAGE: 1560 Sq. Ft.

LOT SIZE: 78' x 126'

TAXES: \$2,171.34/year

GARAGE: Two car attached

BEDROOMS: Three
Master 14'2" x 15'4" **Bedroom #2** 10' x 11'9" **Bedroom #3** 10'7" x 11'7"

BATHS: Two Full

KITCHEN: 11'9" x 14'8"

DINING ROOM: 9'11" x 12'3"

LIVING ROOM: 14'3" x 16'6" with cathedral ceiling

UTILITY ROOM: 7'7" x 8'6"

TYPE OF HEAT: Gas Forced Air

FOUNDATION: Crawl Space

FIREPLACE: No

CENTRAL A/C: Yes

PATIO: Concrete Patio 12' x 20'

UTILITY COSTS: **Electric:** \$33.35/mo **Water/ Sewer/Garbage:** \$87.61/mo **Gas:** \$77.95/mo

NOTES: Home to include refrigerator, stove, microwave, dishwasher, washing machine (not dispensing fabric softener), dryer, all window coverings and mini barn.

YEAR BUILT: 2002
BUYER/BROKER CO-OP – 2.0%

SELLING PRICE: \$189,900.00

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