

LISTING ID #3875

Listing Agent – Dean Kemper
(937) 538-0148



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

SELLER: Bruce Willis

ADDRESS: 120 E. Main St., Russia, OH 45363

SQ. FOOTAGE: 1728 Sq. Ft.

LOT SIZE: 87' x 98'

TAXES: \$694.79 – ½ year; \$1,389.58 – Full Year

GARAGE: 20' x 12' Detached

BEDROOMS: Five – Master bedroom on 1st floor all other bedrooms on second floor

Master	Bedroom #2	Bedroom #3	Bedroom #4	Bedroom #5
11' x 10'	11' x 11'	11'6" x 9'	14'6" x 11'	11'6" x 10'

BATHS: First floor – Full (5' x 7') Second Floor – Half (5'6" x 6')

KITCHEN: 14' x 11'6"

DINING ROOM: 11' x 10'

LIVING ROOM: 11'6" x 20'

UTILITY ROOM: 6' x 11'

TYPE OF HEAT: Hot water heat. Upstairs has electric baseboard heat and radiant heat

BASEMENT: Cellar style basement and crawlspace

FIREPLACE: No

CENTRAL A/C: No, 2 window A/C units

PATIO/DECK: 16' x 16' concrete pad

UTILITY COSTS: **Electric:** \$81.36/mo. **Water:** \$67.73/mo, **Sewer:** **Gas:** \$84.56/mo.

NOTES: 10' x 12' Summer Kitchen

YEAR BUILT: 1910
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$99,500.00

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