

**LISTING ID # 3885**



**Listing Agent – Isaac Hoying**  
**(937) 538-0456**  
**Dean Kemper**  
**(937) 538-0148**

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

**SELLER:** Chris Leffel

**ADDRESS:** 226 N. Main St., New Knoxville, OH 45871 Unit #2

**SQ. FOOTAGE:** 1200 Sq. Ft.

**LOT SIZE:** .43 Acre

**TAXES:** 7-year tax abatement from 2020

**GARAGE:** 19'4" x 21'8" 2-car attached

**BEDROOMS:** Two  
**Master**      **Bedroom #2**  
 13'4" x 12'      12' x 10'7"

**BATHS:** 2 Full

**KITCHEN:** 12' x 11' Eat at kitchen with island

**DINING ROOM:** 11' x 9'

**LIVING ROOM:** 15' x 12'

**UTILITY ROOM:** 9'9" x 5'6"

**TYPE OF HEAT:** Gas forced air

**BASEMENT:** Unfinished Partial Basement

**FIREPLACE:** No

**CENTRAL A/C:** Yes

**PATIO/DECK:** 15' x 12' concrete patio

**UTILITY COSTS:** **Electric:**                      **Water:**                      **Sewer:**                      **Gas:**

**NOTES:** Built in 2020. Move-in ready two bed two bath condo. Open concept in kitchen and vaulted great room. Master bath has dual sinks, walk-in shower and walk-in closet. Attached 2-car garage is insulated with outside access.

**YEAR BUILT: 2020**  
**BUYER/BROKER CO-OP – 40%**

**SELLING PRICE: \$214,900.00**

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