

**LISTING ID #3905**



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

**REAL ESTATE LTD.**  
90 N. Main St. Minster, OH 45865 · weigandtrealestate.com

**SELLER:** Scott Hoelscher

**ADDRESS:** 81 S. Main St., Ft. Loramie, OH 45845

**SQ. FOOTAGE:** Approximately 1,787 Sq. Ft.

**LOT SIZE:** 65' x 200'

**TAXES:** \$2,152.26/year plus new road assessment of \$7,521.97

**GARAGE:** Two off road parking spaces

**BEDROOMS:** Four

<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>	<b>Bedroom #4</b>
11'6" x 13'	13' x 13'6" With 10'x10' walk-in closet	10' x 14'	11' x 13'

**BATHS:** One full 9'6" x 7'

**KITCHEN:** 13'6" x 13'6" complete remodel

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

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

**UTILITY ROOM:** 11' x 5'6"

**TYPE OF HEAT:** Gas forced air, new furnace 2012

**BASEMENT:** Full

**CENTRAL A/C:** Yes, new 2012

**SUN PORCH:** 7'6' x 19'6"

**PATIO/DECK:** Concrete patio 15' x 19'

**UTILITY COSTS:** **Electric:** \$110.00    **Sewer/Water:** \$55.00    **Gas:** \$75.00

**NOTES:** First floor has been completely remodeled. Home to include refrigerator, stove, microwave, and dishwasher. Updated electric and plumbing. Gas wall heater in the basement. Exterior basement access.

**YEAR BUILT: 1900**  
**BUYER/BROKER CO-OP – 2%**

**SELLING PRICE: \$189,900.00**

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