

LISTING ID #3910



Listing Agent – Dean Kemper
(937) 538-0148

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

SELLER: Randy & Jolene Ahlers

ADDRESS: 38 Elm Street, Ft. Loramie, OH 45845

SQ. FOOTAGE: Approximately 1200 Sq. Ft.

LOT SIZE: 66' x 160'

TAXES: \$1,595.36/year

GARAGE: Two Car Attached 23'6" x 23'6"

BEDROOMS: Two or Three
Master **Bedroom #2** **Bedroom #3**
11' x 10' 9' x 9' 9' x 9'

BATHS: Two Full

KITCHEN: 11' x 11'6"

DINING ROOM: 9' x 11'

LIVING ROOM: 14' x 22'6"

UTILITY ROOM: 7' x 8'

TYPE OF HEAT: Forced Air

BASEMENT: Crawlspace

FIREPLACE: N/A

CENTRAL A/C: Yes

PATIO/DECK: Sunroom 23'6" x 14'

UTILITY COSTS: **Electric:** \$65/mo. **Sewer/Water:** \$61/mo. **Gas:** \$45/mo.

NOTES: Home to include existing appliances—refrigerator, stove, microwave and dishwasher. Updated bathrooms, new paint and flooring throughout, new custom cabinets by Barhorst Woodworks, new windows and blinds

YEAR BUILT: 1984
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$140,000.00

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