

LISTING ID #3945



Listing Agent – Isaac Hoying  
(937) 538-0456

REAL ESTATE LTD.

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

**SELLER:** Kenneth Bornhorst

**ADDRESS:** 11 Independence Ave., Minster, OH 45865

**SQ. FOOTAGE:** 1,224 Sq. Ft.

**LOT SIZE:**

**TAXES:** \$1,679.58 Full Year

**GARAGE:** 13' x 23' with storage

**BEDROOMS:** Two  
**Master** **Bedroom #2**  
11'6" x 14'6" 11' x 11'6"

**BATHS:** 1 full

**KITCHEN:** 11' x 11'5"

**DINING ROOM:** 11'5" x 9'

**LIVING ROOM:** 15'6" x 15'

**UTILITY ROOM:** 6' x 8'

**TYPE OF HEAT:** Electric

**BASEMENT:** Yes

**FIREPLACE:** No

**CENTRAL A/C:** Yes

**PATIO/DECK:** Front Porch

**UTILITY COSTS:** **Electric/Water/Sewer:** \$129.00 monthly average

**NOTES:** Fridge, stove, washer, dryer and window coverings will stay.

**YEAR BUILT:** 1983  
**BUYER/BROKER CO-OP – 2.4%**

**SELLING PRICE:** **\$180,000.00**

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