

**LISTING ID #3995**



**Listing Agent – Todd Weigandt  
(937) 538-0156**

**REAL ESTATE LTD.**

90 N. Main St. · Minster, OH 45865 · [www.weigandtrealestate.com](http://www.weigandtrealestate.com)

**SELLER:** Ivan Bergman Estate, Elaine A. Wolf, Executor

**ADDRESS:** 284 S. Garfield St., Minster, OH 45865

**SQ. FOOTAGE:** 1691 Sq. Ft.

**LOT SIZE:** 101' x 146'

**TAXES:** \$2,267.14/year

**GARAGE:** Two-car garage

**BEDROOMS:** Three

<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>
12'7" x 13'	12'1" x 13'	10' x 11'3"

**BATHS:** 1 ½

**KITCHEN:** 8'4" x 14'2

**DINING ROOM:** 9'3" x 10'10"

**FAMILY ROOM:** 13'5" x 18'10"

**LIVING ROOM:** 12'6" x 17'3"

**UTILITY ROOM:** Closet connections

**TYPE OF HEAT:** Gas forced air

**FOUNDATION:** Full basement

**FIREPLACE:** None

**CENTRAL A/C:** Yes

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

**NOTES:** Home to include refrigerator, stove, dishwasher, microwave, washer, dryer, water softener, and all existing window coverings. New water heater in 2019.

**YEAR BUILT:** 1971

**BUYER/BROKER CO-OP – 1%**

**SELLING PRICE:** \$269,900.00

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