

**LISTING ID #4030**



**Listing Agent – Todd Weigandt  
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**REAL ESTATE LTD.**

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

**SELLER:** Todd Realty, Ltd.

**ADDRESS:** 665 E. Fourth St., Minster, OH 45865

**SQ. FOOTAGE:** 1200 Sq. Ft. plus 355 sq. ft. finished in basement

**LOT SIZE:** 80' x 128'

**TAXES:** \$1,691.00/year

**GARAGE:** Two-car attached

**BEDROOMS:** Three  
**Master**            **Bedroom #2**            **Bedroom #3**  
11'8 x 16'            11'8 x 11'8            11'8 x 9'

**BATHS:** One

**KITCHEN:** 11'6 x 20' Includes dining area

**DINING ROOM:** Eat-in Kitchen

**LIVING ROOM:** 11'6 x 20'

**UTILITY ROOM:** Connections in basement

**TYPE OF HEAT:** Gas Forced Air

**FOUNDATION:** Full basement – finished area 19'7 x 18'

**FIREPLACE:** No

**CENTRAL A/C:** Central Air – New condensing unit in 2020

**PATIO/DECK:** 14' x 14' patio

**UTILITY COSTS:** Village of Minster – Approximately \$125/mo.  
Gas – Average \$50/mo.

**NOTES:** Home to include refrigerator, stove and window coverings.

**YEAR BUILT: 1955**  
**BUYER/BROKER CO-OP – 1.6%**

**SELLING PRICE:** \$239,900.00

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