

**LISTING ID #4070**



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

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

**SELLER:** Aaron & Tracie Molloy

**ADDRESS:** 12215 Short Dr., Minster, OH 45865

**SQ. FOOTAGE:** 600 Sq. Ft.

**LOT SIZE:** 52' x 104'

**TAXES:** Annual tax \$467.52

**GARAGE:** Storage Shed 8' x 14'

**BEDROOMS:** Two  
**Master**            **Bedroom #2**  
8' x 8'                8'3" x 7'6"

**BATHS:** 8' x 6'6"

**KITCHEN:** 12' x 10'

**DINING ROOM/  
LIVING ROOM:** 10' x 19'6"

**UTILITY ROOM:** None – Washer/Dryer Hookup in bathroom

**TYPE OF HEAT:** Gas Forced Air

**BASEMENT:** Crawlspace

**FIREPLACE:** No

**CENTRAL A/C:** Window unit

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

**NOTES:** New kitchen cabinets, counters and sink. Newer bathroom shower, vanity, sink and toilet. Bathroom plumbed/electric/vent and ready for stack washer/dryer (appliance not included). Newer vinyl windows. Newer window air conditioner unit included. New floor joist and subfloor. All new flooring, new front door, new plumbing fixtures. Updated electrical box in 2021. New roof and water heater in 2021. New sump pump and pit. Refrigerator and stove included. All window coverings stay. Newer 8' x 14' shed. Property is in walking distance to state park docks and playground. Boat dock rental is \$275/year. No furniture included. Propane tanks rented from Suburban Propane.

**YEAR BUILT: 1940**  
**BUYER/BROKER CO-OP – 2%**

**SELLING PRICE: \$115,000.00**

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