

LISTING ID #4075



Listing Agent – Isaac Hoying
(937) 538-0456

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

SELLER: Randy & Kate Hemmelgarn

ADDRESS: 11 Parkview Dr., Minster, OH 45865

SQ. FOOTAGE: Approx. 2131 sq. ft. plus additional 620 sq. ft. in finished basement

LOT SIZE: 100' x 150'

TAXES: \$3,635.38/year

GARAGE: Three-car attached

BEDROOMS: Three
Master 14'10" x 15' **Bedroom #2** 12' x 12' **Bedroom #3** 9'6" x 12'6"

BATHS: 2 ½

KITCHEN: 13'3" x 11'

DINING ROOM: 9'11" x 15'9"

LIVING ROOM: 19'2" x 17'2"

FAMILY ROOM: 19'4" x 11'7"

UTILITY ROOM: 5'7" x 8'5"

TYPE OF HEAT: Gas forced air

FOUNDATION: Full basement with 23'9" x 26' finished area

FIREPLACE: Yes - gas

CENTRAL A/C: Yes

DECK/PATIO: Concrete patio

NOTES: Home to include refrigerator, stove, dishwasher, washer, dryer, window coverings and swing set. Light above dining table does not stay.
Recent Updates: New appliances and kitchen cabinet, removed living room wall, added gas fireplace and built-in library cabinets. New tub shower and flooring in upstairs bath. New roof in 2020. Updated rear landscaping and 7 filter reverse osmosis water system.

YEAR BUILT: 1994
BUYER/BROKER CO-OP – 1.6%

SELLING PRICE: \$479,900.00

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