

LISTING ID #4095



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

REAL ESTATE LTD.

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

SELLER: Anna Bohman, Irrevocable Trust (Beth A. Brandewie, Trustee)

ADDRESS: 180 N. Lincoln St., Minster, Ohio 45865

SQ. FOOTAGE: 2426 Sq. Ft.

LOT SIZE: 69' x 220'

TAXES: \$2,351.76/year

GARAGE: Four-car attached with wood burner

BEDROOMS: Three
Master **Bedroom #2** **Bedroom #3**
12' x 13'6" 14' x 14'11" 12'6" x 14'

BATHS: 2 ½

ENCLOSED FRONT PORCH: 12' x 13'9"

KITCHEN: 12'6" x 17'

DINING ROOM: Eat-in-Kitchen

LIVING ROOM: 14' x 18'6"

DEN: 13'6" x 13'6"

UTILITY ROOM: Washer and dryer connections in basement

TYPE OF HEAT: Gas hot water

FOUNDATION: Full basement – Partially finished

FIREPLACE: Two – wood burning in the house; One – in the garage

CENTRAL A/C: Yes

SIDE PORCH: 9' x 12'

NOTES: Home to include refrigerator, gas stove, dishwasher, microwave, washer, gas dryer and all window coverings. Mini barn to remain.

YEAR BUILT: 1951
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$325,000.00

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