

**LISTING ID #5005**



**Listing Agent – Isaac Hoying  
(937) 538-0456**

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

**SELLER:** Gary & Anita Paul

**ADDRESS:** 12521 Maple Grove Rd., Minster, OH 45865 and one-half interest in lot 226 of Maple Grove

**SQ. FOOTAGE:** 2,472 Sq. Ft.

**LOT SIZE:** Approximately .7 of acre

**TAXES:** \$2,151.84/year

**GARAGE:** 2-car attached 25' x 23'

**BEDROOMS:** Two  
**Master**      **Bedroom #2**  
15'6" x 13'      15' x 16'

**BATHS:** 2 ½

**KITCHEN:** 14' x 14'

**DINING ROOM:** 14' x 16'

**LIVING ROOM:** 14' x 20'

**LOFT:** 20' x 15'6"

**DEN:** 12' x 23'6"

**UTILITY ROOM:** 8' x 14'6"

**TYPE OF HEAT:** Gas forced

**FOUNDATION:** Crawl

**FIREPLACE:** Gas - Vented

**CENTRAL A/C:** Yes – New 2022

**DECK/PATIO:** Yes – Wrap Around

**UTILITY COSTS:** Electric \_\_\_\_\_ Water \_\_\_\_\_ Sewer \_\_\_\_\_ Gas: Full Leased Propane Tank

**NOTES:** New siding 2022, new drainage system 2022 by Everdry Waterproofing.  
Purchase Includes: Refrigerator, stove, dishwasher, washer and dryer. Also includes one-half interest of Lot 226, which includes seawall, sidewalk and boat dock

**YEAR BUILT: 1994**  
**BUYER/BROKER CO-OP – 2%**

**SELLING PRICE: \$375,000.00**

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