

**LISTING ID #5040**



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

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

**SELLER:** Jacob Larger

**ADDRESS:** 120 E. Main St., Russia, OH 45363

**SQ. FOOTAGE:** 1728 Sq. Ft.

**LOT SIZE:** 87' x 98'

**TAXES:** \$758.43 – ½ year; \$1,516.86 – Full Year

**GARAGE:** 20' x 12' Detached

**BEDROOMS:** Four  
**1<sup>st</sup> Floor**      **Master (2<sup>nd</sup> Floor)**      **Bedroom #3 (2<sup>nd</sup> Floor)**      **Bedroom #4 (2<sup>nd</sup> Floor)**  
11'6" x 10'      14'6" x 11'      11'6" x 9'      11'6" x 10'  
                         w/11' x 11' Walk-in closet

**BATHS:** First Floor – Full (7' x 7')    Second Floor - Full

**KITCHEN:** 15' x 11' – New cabinets and countertops

**DINING ROOM:** 11' x 8'6"

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

**UTILITY ROOM:** 6' x 8'6" with utility sink

**TYPE OF HEAT:** Force air - New furnace 2022

**FOUNDATION:** Cellar style basement and crawlspace

**FIREPLACE:** No

**CENTRAL A/C:** Yes – new 2022

**DECK/PATIO:** 16' x 16' concrete pad

**UTILITY COSTS:** Electric: \$60/mo.      Water & Sewer: \$67.73/mo.      Gas: \$75/mo.

**NOTES:** Multiple improvements – see attached list  
Stove, refrigerator, microwave and dishwasher to stay.

**YEAR BUILT: 1910**  
**BUYER/BROKER CO-OP – 2%**

**SELLING PRICE: \$250,000.00**

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

**LISTING ID #5040**



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

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

Updates to House

**Exterior**

- New concrete porch and footer
- New cultured stone & cedar front porch columns
- New concrete front and rear steps
- New 16' x 16' concrete patio
- New insulated vinyl siding (highest efficiency and quality level purchased from Piqua Lumber)
- New fascia and soffits on house and garage
- New gutters and downspouts by Koesters Spouting
- New garage door
- New front and rear entry doors and lights
- Dimensional shingle roof in good shape, no issues (installation date unknown)
- Existing chimney no longer in use
- Filled in abandoned rear cistern

**Interior Bedrooms**

- Any replaced and/or existing plaster with new skim coat
- New paint throughout
- New stomped textured ceilings by Greve Drywall
- New switches, receptacles, and additional wiring by Area Energy & Electric
- New lights and ceiling fans
- New carpet
- New retro door handles

**Bathrooms**

- New shower tubs, vanities and toilets
- New fixtures and hard surface countertops
- New exhaust fans and lights
- New complete plumbing throughout by Regal Plumbing and Heating
- New switches, receptacles and additional wiring by Area Energy and Electric
- New paint and additional finished drywall
- New LVP flooring

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

**LISTING ID #5040**



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

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

**Living Room, Stairs and Upstairs Hallway**

- Any replaced and/or existing plaster with new skim coat
- New paint throughout
- New stomped textured ceilings by Greve Drywall
- New switches, receptacles and additional wiring by Area Energy and Electric
- New lights and ceiling fan
- New carpet

**Kitchen and Laundry Room**

- Any replaced and/or existing plaster with new skim coat
- New paint throughout
- New stomped textured ceilings by Greve Drywall
- New switches, receptacles and additional wiring by Area Energy and Electric
- New lights
- New LVP flooring
- New retro door handles
- New plumbing
- New sinks and fixtures
- New cabinets and hard surface countertops by Barhorst Woodworks
- New built-in refrigerator area
- New appliances (stove, microwave, dishwasher and refrigerator)

**Mechanicals and Miscellaneous**

- Removed old boiler system
- New Carrier 95% high efficiency natural gas furnace by Area Energy and Electric
- New ductwork by Area Energy & Electric
- New Carrier central air conditioning unit by Area Energy and Electric
- New spray foam insulation in basement outer walls by Fortkamp Foam
- New interior plumbing
- 200 amp upgraded electric service by Area Energy and Electric
- Electrical panel and wiring replaced to code in 1998 by Mike York
- Approximately 14 loads of topsoil brought in for final grade and new lawn

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