

LISTING ID #5045



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

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

SELLER: Marty Jutte

ADDRESS: 7449 Forest Lane N, New Bremen, Ohio 45869

SQ. FOOTAGE: 1578 sq. ft. plus approximately 1100 sq. ft. finished basement

LOT SIZE: .55 Acre

TAXES: Approximately \$3,125.00/full year

GARAGE: 2-car attached with 10' x 16' shed

BEDROOMS:

	Master	Bedroom #2	Bedroom #3
	16'6" x 12'	12'6" x 11'	12'6" x 14'

BATHS: 2 Full Baths

KITCHEN: 12' x 19'

DINING ROOM: 9' x 10'

OFFICE: 11' x 13'

LIVING ROOM: 15' x 21'

UTILITY ROOM: 6' x 6'6"

TYPE OF HEAT: Gas forced

FOUNDATION: Full basement with approximately 1100 sq. ft. finished

FIREPLACE: Yes - Gas

CENTRAL A/C: Yes

SCREENED IN PATIO: 1 – 5' x 12' off master bedroom and 1 – 14' x 9'6" off dining/living room

PATIO: 20' x 20' uncovered patio

UTILITIY COSTS: Electric: \$130/mo. Water: well Sewer: \$146/quarter Propane: Approx. \$1,500/year

NOTES: Very well maintained ranch home with finished basement. In a great subdivision outside of town. Home to include 10 x 16' shed, refrigerator, stove, dishwasher, microwave, washer and dryer.

YEAR BUILT: 1987
BUYER/BROKER CO-OP – 2%

SELLING PRICE: \$429,000.00

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