

LISTING ID #5060



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

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

SELLER: Kay Roeth

ADDRESS: 1030 St. Rt. 274, New Bremen, Ohio 45869

SQ. FOOTAGE: Approximately 2,009 sq. ft.

LOT SIZE: 1 Acre

TAXES: Approximately \$3,658.00/full year

GARAGE: 22'6" x 31' Finished

BEDROOMS:

Three		
Master	Bedroom #2	Bedroom #3
15' x 17'	12' x 15'4"	12'4" x 12'
2 closets, full bath		

BATHS: 2 ½

KITCHEN: 12'6" x 24'4" updated counter tops

DINING ROOM: Eat-in Kitchen

LIVING ROOM: 13'6" x 27' with gas fireplace

UTILITY ROOM: Located on first floor

TYPE OF HEAT: Gas forced air with updated heat pump

FOUNDATION: Full basement with approximately 633 sq. ft. finished

FIREPLACE: Yes - Gas

CENTRAL A/C: Yes – updated heat pump

DECK/PATIO: Screened in patio 11'6" x 12'6"

UTILITIY COSTS: Electric: Approx. \$245/year Propane: Approx. \$1000/year

NOTES: Storage building on poured foundation 36' x 48' x 14'6"
Whole house fan. Home to include refrigerator, stove, dishwasher, microwave. Refrigerator and dishwasher 3 years old.

YEAR BUILT: 1991
BUYER/BROKER CO-OP – 2%

SELLING PRICE: **\$390,000.00**

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WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.**