

LISTING ID #5070



Listing Agent – Todd Weigandt
(937) 538-0156

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

SELLER: Jon Woehrmyer, Jason Woehrmyer, Jana Fullenkamp

ADDRESS: 04366 St. Rt. 66, Minster, OH 45865

SQ. FOOTAGE: 2,541 Sq. Ft.

LOT SIZE: 1.41 Acres

TAXES: \$3,619.25/year

GARAGE: 2-car attached with basement entry

BEDROOMS: Three
Master 14'5" x 16' **Bedroom #2** 11'5" x 11'5" **Bedroom #3** 11'3" x 11'4"

BATHS: 2 ½

KITCHEN: 10'6" x 11'8" with bar

DINING ROOM: 11'4" x 11'6"

FAMILY ROOM: 15'4" x 17'8" with fireplace

LIVING ROOM: 14'5" x 15'8"

UTILITY ROOM: 8'7" x 11'5"

TYPE OF HEAT: Electric forced air, back-up electric baseboard heat

FOUNDATION: Full basement, partial crawl space

FIREPLACE: Yes – wood burning

CENTRAL A/C: Yes

PATIO: 24'6" x 30'6" stamped concrete

NOTES: Home to include refrigerator, stove, dishwasher, microwave, pool table, water softener, and all window coverings.
Sewer system – leach field and septic tank, private well

YEAR BUILT: 1975, 420 Sq. Ft. Addition 1999
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$459,900.00

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