

**LISTING ID #5085**



**Listing Agent – Todd Weigandt  
(937) 538-0156**

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

**SELLER:** Matt & Lynn Brackman

**ADDRESS:** 26 Eagle Drive, Minster, Ohio 45865

**SQ. FOOTAGE:** 1904 Sq. Ft.

**LOT SIZE:** 77' x 140'

**TAXES:** \$2,572.52/year

**GARAGE:** Two-car attached

**BEDROOMS:** Three  
**Master** 10'10" x 14'4"      **Bedroom #2** 11'11" x 15'5"      **Bedroom #3** 9'10" x 14'6"

**BATHS:** Two Full

**KITCHEN:** 10'10" x 10'4"

**DINING ROOM:** 8'9" x 10'1"

**LIVING ROOM:** 11'11" x 19'9"

**DEN:** 11'11" x 13'6"

**UTILITY ROOM:** Connection in the basement

**TYPE OF HEAT:** Gas forced air – new in 2017

**FOUNDATION:** Full basement

**FIREPLACE:** No

**CENTRAL A/C:** Yes – new in 2017

**DECK/PATIO:** Newer stamp concrete patio approximately 19'6" x 35'

**NOTES:** Home to include refrigerator, stove, dishwasher, microwave, and all window coverings. All new flooring throughout. New paint in all rooms, new stain on exterior of home. New kitchen countertops and backsplash. New water heater in 2020.

**YEAR BUILT: 1988**  
**BUYER/BROKER CO-OP – 1.6%**

**SELLING PRICE: \$339,900.00**

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