

**LISTING ID #5070**



**Listing Agent – Todd Weigandt**  
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90 N. Main St. · Minster, OH 45865 · [www.weigandtrealestate.com](http://www.weigandtrealestate.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:** \$429,900.00

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