

LISTING ID #5120



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

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

SELLER: Scott & Jennifer Ranly

ADDRESS: 5017 Bon Ton Rd., Minster, OH 45865

SQ. FOOTAGE: 1,530 square feet plus 1,180 square feet in finished basement

LOT SIZE: .734 acre wooded lot

TAXES: \$2,809.32/year

GARAGE: Two-car attached

BEDROOMS: Three
Master 12'1" x 13'11" **Bedroom #2** 10'4" x 12'9" **Bedroom #3** 9'5" x 11'8"

BATHS: 2 ½

KITCHEN: 14'10" x 21' with island bar—newer kitchen cabinetry with granite counter tops

DINING ROOM: Eat-in kitchen

LIVING ROOM: 14' x 15'

UTILITY ROOM: 5'10" x 6'

TYPE OF HEAT: Gas forced air - propane

FOUNDATION: Full finished basement – 1,180 square feet

FIREPLACE: Yes, wood burning in family room, gas in basement family room

CENTRAL A/C: Yes

SCREENED IN PORCH: 11' x 13'

DECK/PATIO: 17'6" x 24' stamped concrete patio

NOTES: Home to include refrigerator, stove, microwave, dishwasher, water softener, washer, dryer, kegerator and mini fridge in basement bar, all window coverings, swing set, mini barn and automatic standby generator.

YEAR BUILT: 1992
BUYER/BROKER CO-OP – 1.2%

SELLING PRICE: **\$410,000.00**

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

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Finished Basement Includes:

Office/Guest Room: 9' x 11'
Den: 15'6" x 15'6"
Family Room: 25'6" x 28' with gas fireplace and sit-at bar

Recent Updates Include:

2015 - New driveway addition
2017 - Kitchen remodel including new cabinetry and granite counter tops
2017 - Newer LVT in foyer
2018 - New water softener
2020 - New iron filter
2020 - New pressure tank
2020 - New water heater
2021 - New roof

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