

LISTING ID #5090

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



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

SELLER: DTD Development LTD

ADDRESS: 240B W. Main St., Russia, OH 45363

SQ. FOOTAGE: 1,677 square feet

LOT SIZE: .50 acre – split

TAXES: Estimated \$3000.00 per year

GARAGE: Two car attached

BEDROOMS: Two
Master **Bedroom #2**
12'2" x 12' 10' x 10'8"

BATHS: Two full

KITCHEN: 13'4" x 9' with island, custom cabinetry

DINING ROOM: 13'4" x 10'

LIVING ROOM: 20'4" x 14'7" with cathedral ceiling

SUN ROOM: 12' x 21'

UTILITY ROOM: 11' x 8'6"

TYPE OF HEAT: Gas Forced Air

BASEMENT: Full 9' basement

FIREPLACE: No

CENTRAL A/C: Yes

PATIO/DECK: 12' x 12' Concrete Patio

NOTES: New custom-built condominium, custom cabinetry allowance of \$21,626, granite counter tops in the kitchen, open floor plan. \$3,000 allowance for landscape; \$13,500 allowance for flooring. Quality built by Weigandt Development, LTD.

YEAR BUILT: 2023
BUYER/BROKER CO-OP – 1.6%

SELLING PRICE: **\$394,500.00**

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