

LISTING ID #5095



**Listing Agent – Isaac Hoying
(937) 538-0456**

REAL ESTATE LTD.

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

SELLER: Alvin & Kelly Mueller

ADDRESS: 10868 St. Rt. 364, Fort Loramie, OH 45845

SQ. FOOTAGE: 2,520 sq. ft.

LOT SIZE: 2.06 Acres

TAXES: \$1,656/full year

GARAGE: 30' x 40' w/ 15' x 18' shop

BEDROOMS: Three
Master 16'8" x 14' **Bedroom #2** 16' x 16'9" **Bedroom #3** 19' x 16'9" included walk-in closet

UPSTAIRS LOFT: 16' x 6"

BATHS: 2 Full

KITCHEN: 15'3" x 17'9"

DINING ROOM: 17'3" x 16'

LIVING ROOM: 19'6" x 17'3"

OFFICE: 7'6" x 12'

TYPE OF HEAT: Heat Pump

FOUNDATION: Unfinished Cellar Type

FIREPLACE: Wood burning

CENTRAL A/C: Yes

DECK/PATIO: 26' x 20'

**FRONT COVERED/
ENCLOSED PORCH:** 8' x 19'6"

NOTES: Beautifully renovated farmhouse located on 2.06 acres in Minster school district. 2.06 acres equipped with 24' x 32' pole barn with pasture. Attached oversized 2-car garage with 15' x 18' shop or hobby room. Kitchen appliances stay.

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IMPROVEMENTS

- 2009 new roof
- 2013 new attached garage heated with shop
- 2013 new septic
- 2013 new barn 24' x 32' x 14' tall
- New kitchen
- New 200 amp electric panel
- New back patio 26' x 20'
- New trim
- New flooring

YEAR BUILT: 1900

BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$379,900.00

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