

LISTING ID #5150



**Listing Agent – Dean Kemper
(937) 538-0148**

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

SELLER: Thomas & Jeanette Timmerman

ADDRESS: 8557 St. Rt. 119, Maria Stein, OH 45860

SQ. FOOTAGE: 1850 sq. ft.

LOT SIZE: 73' x 132'

TAXES: \$1448.52/year

GARAGE: 18'6" x 30' - Oversize detached two-car plus storage

BEDROOMS: Four – Master on 1st floor; 3 bedrooms on 2nd floor

Master	Bedroom #2	Bedroom #3	Bedroom #4
11'7" x 10'8"	9'9" x 11'7"	16' x 12'3"	13'4" x 10'1"

BATHS: Two Full – 7'4" x 6'6" (first floor) & 6'6" x 10' (second floor)

KITCHEN: 15'2" x 10'

DINING ROOM: 13'5" x 9'9"

LIVING ROOM: 16' x 12'6"

UTILITY ROOM: Hook ups in basement

TYPE OF HEAT: New 2023 - Heat pump with LP gas back up

FOUNDATION: Full basement

FIREPLACE: (1) Electric

CENTRAL A/C: Yes - New 2023

DECK/PATIO: Front Porch – 9' x 10'

NOTES: New windows, new insulation, new plumbing, new interior trim, new kitchen, new soffit and gutters, new landscape, new roof (2012), new well (2011), updated electric, refinished hardwood floor. Full brick home.

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REAL ESTATE LTD.

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ADDITIONAL 24' x 75' BUILDING

- 1800 Sq. Ft.
- Great store & railings
- One restroom
- 11' ceiling
- New windows
- Metal roof
- New side man door
- Separate service of gas and electric
- New A/C unit
- Parceled

Great for a small business or possible rental income. It would also be the perfect hobby shop or man cave. Endless possibilities for the building.

YEAR BUILT: 1940
BUYER/BROKER CO-OP – 2%

SELLING PRICE: \$387,000.00

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