

**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: \$399,900.00**

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