

LISTING ID #5145



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

REAL ESTATE LTD.

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

SELLER: Ben & Ann Wehrman

ADDRESS: 292 S. Frankfort St., Minster, OH 45865

SQ. FOOTAGE: 1568 Sq. Ft.

LOT SIZE: .3485 Acre

TAXES: \$2,688.44/year

GARAGE: 2-car attached (21' x 21'6")

BEDROOMS: Three
Master Suite 15'6" x 11'6" **Bedroom #2** 11'6" x 12' **Bedroom #3** 11' x 11'4"

BATHS: 2 ½

KITCHEN: 15' x 13' with snack bar

DINING ROOM: 13'6" x 8'10"

LIVING ROOM: 17' x 12'

UTILITY ROOM:

TYPE OF HEAT: Gas Forced

FOUNDATION: Basement – 16'6" x 18' finished

FIREPLACE: No

CENTRAL A/C: Yes – New 2021

DECK/PATIO: 14' x 17' concrete patio

UTILITIY COSTS: Electric, water, sewer – Avg. \$150/month Gas – Level billing \$66/month

NOTES: Home to include kitchen appliances and window coverings. Very clean, well maintained, move-in ready.

YEAR BUILT: 1987
BUYER/BROKER CO-OP – 2%

SELLING PRICE: \$319,900.00

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