

LISTING ID #5170



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

REAL ESTATE LTD.

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

SELLER: Michael & Susan Ripploh

ADDRESS: 444 E. Seventh St., Minster, OH 45865

SQ. FOOTAGE: Approximately 2750 Sq. Ft. plus 1550 Sq. Ft. in finished basement

LOT SIZE: 1.272 acres within in the Village of Minster

TAXES: Approximately \$5,976.76/year

GARAGE: Heated 2 ½-car attached with basement entry.

BEDROOMS: Three

Master	Bedroom #2	Bedroom #3
14'6" x 15'3"	12'4" x 13'6"	12'9" x 13'6"

BATHS: Two full

KITCHEN: 12' x 13'6" with island bar – remodeled in 2021

DINING ROOM: 12' x 15'9"

GREAT ROOM: 25' x 25' with gas fireplace

UTILITY ROOM: 8' x 12'

TYPE OF HEAT: Gas forced air

FOUNDATION: Full basement – partially finished with family room and game room area

FIREPLACE: Yes - gas

CENTRAL A/C: Yes

DECK/PATIO: Covered rear porch 12'6" x 28'6" plus large paver patio

NOTES: Home to include refrigerator, stove, microwave and dishwasher in the kitchen, washer, dryer, all window coverings and central vacuum system.

YEAR BUILT: 1990
BUYER/BROKER CO-OP – 2%

SELLING PRICE: \$720,000.00

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

LISTING ID #5170



Listing Agent – Todd Weigandt
(937) 538-0156

REAL ESTATE LTD.

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

Detached Outbuilding

- 34' x 40' built in 2020
- Shop Area – 19' x 34'
 - Heat and A/C
- Finished Work Area – 13' x 34'
 - Heat and A/C
 - Cable TV Hookup
 - Internet Connections
- Half Bath – 6' x 7 ½'

Additional Updates Include:

- Paver patio 2015 (Outdoor Unlimited)
- Basement wall work 2015 (Forever Foundations) Lifetime Guarantee
- New roof 2016 (Nitro Roofing)
- New Anderson double hung windows (Richard Gaier Construction)
- Back landscaping mounds 2018 (Outdoors Unlimited)
- New HVAC 2019 (Tom & Jerry's)
- East side landscaping 2020 (Benanzer Nursery)
- New insulated garage doors on house 2021 (Countryside Doors)
- New kitchen, bathroom and utility room cabinets (Home Idea Center, Ft. Recovery)
- New flooring 2021 (Home Idea Center, Ft. Recovery)
- New gas fireplace insert 2021 (Kerns Fireplace)
- New carpeting in all bedrooms 2022 (Mel's Decorating)
- New back and side entry doors 2022 (Francis-Schulze)
- Water back up sump pump 2023 (New Knoxville Supply)
- New larger gutters installed 2023 (Sidney Spouting)
- New dishwasher 2024 (Rays Refrigeration)

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