

LISTING ID #5180



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

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

SELLER: Bob & Barb Wuebker

ADDRESS: 4623 St. Rt. 119, Minster, Ohio 45865

SQ. FOOTAGE: 1954 Sq. Ft. plus 466 sq. ft. in finished basement

LOT SIZE: 1.37 Acres

TAXES: \$2,259.52/year

GARAGE: Two-car attached

BEDROOMS: Three
Master 12'6" x 14'3" **Bedroom #2** 10'1" x 13'1" **Bedroom #3** 10'1" x 13'1"

BATHS: 1 ½ Baths

KITCHEN: 8'11" x 18'6" – eat-in kitchen, granite counter tops

DINING ROOM: 10'6" x 12'

LIVING ROOM: 12' x 18'10"

FAMILY ROOM: 14'2" x 17'2" with gas furnace

UTILITY ROOM: 5'5" x 8'

TYPE OF HEAT: Gas forced air – new in 2023

FOUNDATION: Full basement with 466 sq. ft. of finished living space, sit-at bar, and wood burning fireplace

FIREPLACE: Yes - 2

CENTRAL A/C: Yes – new in 2023

DECK/PATIO: 17' x 21' concrete patio

NOTES: Security system includes burglar alarm, fire alarm, and camera system. Home to include refrigerator, stove, dishwasher, microwave, refrigerator in the basement, washer, dryer, water softener, all window covers excluding master bedroom. Fountain near patio does not stay.

YEAR BUILT: 1965
BUYER/BROKER CO-OP – 2%

SELLING PRICE: \$459,900.00

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

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Recent Improvements

- 2023 - New gas furnace
- 2023 - New air conditioning
- 2021 - New water heater
- 2021 - New roof on house
- 2021 - New roof on outbuilding

Outbuilding

- Built in 1987
- 34' x 34' which includes 8' x 14'6" screened in porch
- One (1) overhead door
- Gas unit heater

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