

LISTING ID #5245



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

Listing Agent – Dean Kemper
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SELLER: Greg Olding

ADDRESS: 205 N Garfield St., Minster, OH 45865

SQ. FOOTAGE: 1,212 Sq. Ft. plus 1,026 Sq. Ft. of finished basement

LOT SIZE: .2313 Acres

TAXES: Approximately \$1,899/year

GARAGE: 1 car attached - 15'4" x 23'6"

BEDROOMS: Three
Master **Bedroom #2** **Bedroom #3**
11' x 10' 11' x 10' 11' x 10'

BATHS: 2 Full – First floor and Basement

KITCHEN: 14' x 12'

DINING ROOM: 11' x 11'

LIVING ROOM: 11' x 18'

UTILITY ROOM: Washer/dryer hook-ups in the basement

TYPE OF HEAT: Hot water heat

FOUNDATION: Basement – Approximately 1,026 sq. ft. finished with 11' x 12' bedroom

FIREPLACE: N/A

CENTRAL A/C: Window AC unit

DECK/PATIO: 10'6" x 27'

UTILITY COST: **Water/Sewer/Electric:** Approx. \$115/mo. **Gas:** Approx. \$75/mo.

NOTES: Basement finish includes bar, living area, workout room, full bath and bedroom. Appliances to stay are dishwasher, refrigerator, stove, microwave, basement refrigerator, washer, dryer, all window coverings and Weber gas grill.

YEAR BUILT: 1956
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$259,900.00

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