

LISTING ID #5280



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

REAL ESTATE LTD.

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

SELLER: Matt & Jenna Schultz

ADDRESS: 211 Stallo Rd., Minster, OH 45865

SQ. FOOTAGE: 1,664 Sq. Ft. plus 850 Sq. Ft. of finished basement

LOT SIZE: 111' x 146'6"

TAXES: \$2,938.08/year

GARAGE: two car attached

BEDROOMS: Three

Master	Bedroom #2	Bedroom #3
13' x 14'	11' x 13'5"	10' x 10'

BATHS: 2 ½

KITCHEN: 11'4" x 14'4" (\$500 allowance for two new cabinet doors)

DINING ROOM: 10'4" x 14'4"

LIVING ROOM: 13'6" x 31'11"

UTILITY ROOM: 8'2" x 5'10"

TYPE OF HEAT: Electric forced air

FOUNDATION: Partial basement/partial crawl space

FIREPLACE: None

CENTRAL A/C: Yes

DECK/PATIO: Concrete patio 12' x 20'

UTILITY COST: Average \$250/month – electric, water, sewer

NOTES: Home to include refrigerator, stove, microwave, and all window coverings.

YEAR BUILT: 1974
BUYER/BROKER CO-OP – 1.6%

SELLING PRICE: \$415,000.00

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

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Recent Updates:

- 2024 – Basement LVP flooring
- 2023 – Upstairs LVP flooring
- 2023 – New granite tops in all baths
- 2016 – New insulation
- 2016 – Remodeled master bath
- 2015 – New windows
- 2015 – New interior doors
- 2015 – New Pella patio door
- 2012 – New HVAC

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