

LISTING ID #5255



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

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

SELLER: Weigandt Land Company

ADDRESS: 637 Walnut St., New Bremen, OH 45869

SQ. FOOTAGE: 1,608 square feet

LOT SIZE: Split Lot

TAXES: Approximately \$3,000/year

GARAGE: Two-car attached

BEDROOMS: Two
Master 11'10" x 12' with walk-in closet **Bedroom #2** 10' x 10'8" with walk-in closet

BATHS: Two full

KITCHEN: 13' x 9' with island, custom cabinetry

DINING ROOM: 13' x 11'6"

LIVING ROOM: 16' x 20'4" with cathedral ceiling

SUNROOM: 12' x 12'

PATIO: 12' x 12'

TYPE OF HEAT: Gas furnace

FOUNDATION: Full 9' basement with oversize basement window with egress window well

FIREPLACE: No

CENTRAL A/C: Yes

NOTES: New custom-built condominium, custom cabinetry allowance of \$22,674.00, Cambria quartz counter tops in the kitchen, open floor plan. \$3,000 allowance for landscape, \$12,500.00 allowance for flooring. Quality built by Weigandt Development, Ltd.

YEAR BUILT: 2024
BUYER/BROKER CO-OP – 1.6%

SELLING PRICE: \$425,500.00

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