

LISTING ID #5320



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

REAL ESTATE LTD.

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

SELLER: Richard L. Stein

ADDRESS: 288 N. Frankfort St., Minster, OH 45865

SQ. FOOTAGE: 2,608 Sq. Ft. plus 1,160 Sq. Ft. in finished basement

LOT SIZE: (2) Lots - 69' x 200' each

TAXES: \$3,956.28/year

GARAGE: Two-car attached

BEDROOMS: Three

Master	Bedroom #2	Bedroom #3	Bedroom #4/Den
16'6" x 18'	13' x 13'	13' x 13'	12' x 14'

BATHS: 4 Full Baths (Shower in the Basement Does Not Operate)

KITCHEN: 11' x 18'6"

DINING ROOM: 13' x 15'6"

DEN: 12' x 14'

LIVING ROOM: 17' x 25'

OFFICE: 12' x 12'

UTILITY ROOM: 10'6" x 20' (in the basement)

TYPE OF HEAT: Gas Hot Water / Electric Heat Pump

FOUNDATION: Full basement – partially finished

FIREPLACE: 2 wood burning fireplaces

CENTRAL A/C: Yes

COVERED PORCH: 7' x 15'

DECK/PATIO: 15' x 16' paver patio

NOTES: Home to include refrigerator, cook top, double oven, dishwasher, washer, dryer, refrigerator in the basement, pool table, and all window coverings. Two mini barn units to remain.

YEAR BUILT: 1950
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$310,000.00

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