

LISTING ID #5420



**Listing Agent – Dean Kemper
(937) 538-0148**

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

SELLER: Don Clune Family

ADDRESS: 3120 Canal Road #1
Minster, Ohio 45865

SQ. FOOTAGE: Approximately 1972 sq. ft.

LOT SIZE: 1 Acre

TAXES: Approximately \$2566/year

GARAGE: Two Car - 25' x 25'

BEDROOMS: Four
Master 13' x 12'-6" **Bedroom #2** 11'4" x 12'6" **Bedroom #3** 2nd Floor – 13' x 14' **Bedroom #4** 2nd Floor – 13' x 14'

BATHS: Two full baths

KITCHEN: 15' x 12'

LIVING ROOM: 13'6" x 18'6" with build in Entertainment Center

UTILITY ROOM: 11'8" x 7'8" with full bath

TYPE OF HEAT: Forced Air-New in 2011 with electric wall heat

BASEMENT: Full – Approx 928 sq. ft. – Finished , gas wall heater

FIREPLACE: No

CENTRAL A/C: Yes

DECK/PATIO: 6' x 13' Covered Front Sitting Porch

UTILITY COST: **Electric** – Approx. \$135/mo. **Water** – Well **Sewer**- Approx. \$75/mo. **Gas:** Propane-
One Tank Per Year

NOTES: Home to include refrigerator, stove, dishwasher, microwave, washer and dryer. Roof new in 2012. Home has cistern – new pressure tank 2009/well pressor tank 2012, new water softener 2022, Hot water heater new 2018. Fort Loramie School District.

YEAR BUILT: 1974
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: **\$393,500.00**

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