

LISTING ID #5500



Listing Agent – Dean Kemper
(937) 538-0148

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

SELLER: Ashley Harrod & Nathan Holtvogt

ADDRESS: 10 W Main St., Ft. Loramie, OH 45845

SQ. FOOTAGE: 2,488 Sq Ft

LOT SIZE: 66' x 132'

TAXES: \$2,351.36/year

GARAGE: No Garage – Storage Shed 12' x 8'

BEDROOMS: Three

Bedroom #1	Bedroom #2	Bedroom #3
13 x 15'8"	11'6" x 10'	9'8" x 11'

BATHS: 2 ½

KITCHEN: 13' x 13'

DINING ROOM: 13' x 12'6" Formal Dining Area

LIVING ROOM: 12'6" x 16'

UTILITY ROOM: 7' x 12'6"

TYPE OF HEAT: Newer gas forced air on 1st floor; Electric baseboard on 2nd floor. (2) Gas wall units.

CENTRAL A/C: Central A/C on 1st floor; Window A/C units on 2nd floor

FOUNDATION: Cellar and Crawl Space

SALON: 24' x 17'
Full Bath – 6' x 8'
(3) Wash Stations

DECK/PATIO: Newer Deck

UTILITY COST: **Electric:** \$57 **Water/Sewer:** \$73 **Trash:** \$58/qtr. **Gas:** \$67

NOTES: Home to include deep freezer, dryer, kitchen TV, patio furniture, lawn mower, shed and its contents. New Roof in 2016.

YEAR BUILT: 1900
BUYER/BROKER CO-OP – 2%

SELLING PRICE: \$249,900.00

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