

LISTING ID # 5505



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

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

SELLER: Charles P. Fullenkamp

ADDRESS: 5226 Riffle Road
Ansonia, Ohio 45303

SQ. FOOTAGE: 1,951 sq. ft.

LOT SIZE: 2.2552 Acres

TAXES: Approximately \$1,662.06/year

GARAGE: Two Car Attached

BEDROOMS: Three
Master **Bedroom #2** **Bedroom #3**
14' x 14'4" 14' x 14'6" 14' x 14'2"

BATHS: 1 Full Bath

KITCHEN: 9'6" x 13'6" with Island
DINING ROOM: 9'6" x 12'4"

LIVING ROOM: 13'6" x 26'6"

FAMILY ROOM: 14' x 14'6" – Cathedral Ceiling

UTILITY ROOM: 7'6" x 9'6"

TYPE OF HEAT: Gas Forced Air/Electric Baseboard

FOUNDATION: Crawl Space

FIREPLACE: (2) Gas Fireplace

CENTRAL A/C: No

DECK/PATIO: None

NOTES: Home to include dishwasher, microwave, water softener, and 10' x 15' mini barn, new well pump 2025, septic tank recently replaced. This outdoor property is situated in the country along the Stillwater River and is surrounded by wooded acreage, view whitetail deer, ducks, fox, geese and small game from this property. Call Todd for more detailed information.

YEAR BUILT: 1900
BUYER/BROKER CO-OP – 1.6%

SELLING PRICE: \$289,900

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