

**LISTING ID #5490**



90 N. Main St. · Minster, OH 45865 ·

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

[www.weigandtrealestate.com](http://www.weigandtrealestate.com)

**SELLER:** Chad & Nicole Haworth

**ADDRESS:** 4221 State Route 362  
Fort Loramie, Ohio 45845

**SQ. FOOTAGE:** 2,008 sq. ft

**LOT SIZE:** .76 Acre – Country Location

**TAXES:** Approximately \$5,223.68/year

**GARAGE:** 2 ½ Car Garage

**BEDROOMS:** Three  
**Master** 11'6" x 15'8"  
**Bedroom #2** 12' x 12'8"  
**Bedroom #3** 12' x 14'6"

**BATHS:** 2 ½

**KITCHEN:** 12' x 12'

**DINING ROOM:** 10' x 12'

**OFFICE:** 9' x 7'4" (In the Basement)

**FAMILY ROOM:** 18' x 21'8"

**UTILITY ROOM:** 8' x 9'

**TYPE OF HEAT:** Heat Pump with Electric Back-Up

**BASEMENT:** Full 9' Basement

**FIREPLACE:** None

**CENTRAL A/C:** Yes

**PATIO:** 25' x 25' Concrete Patio

**NOTES:** Home to include dishwasher, microwave, all existing window coverings, water softener and 12'x16' storage shed. Private well, central sewer, and full bath "rough in" in basement floor for future bath.

**YEAR BUILT: 2010**  
**BUYER/BROKER CO-OP – 1.6%**

**SELLING PRICE:** \$559,900.00

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