

LISTING ID #5335



Listing Agent – Isaac Hoying  
(937) 538-0456

90 N. Main St. · Minster, OH 45865 · [www.weigandtrealestate.com](http://www.weigandtrealestate.com)

**SELLER:** Zach & Brooke Stueve

**ADDRESS:** 7 East Second St., Minster, OH 45865

**SQ. FOOTAGE:** 2,786 sq. ft.

**LOT SIZE:** 103' x 130'

**TAXES:** Approximately \$4,743.64/year

**GARAGE:** Two-car attached

**BEDROOMS:** Three  
Master 14' 11" x 17'2"      **Bedroom #2** 12'2" x 13'4"      **Bedroom #3** 12'2" x 15'1"

**BATHS:** 2 ½

**KITCHEN:** 13'6" x 17' with island bar (granite top)

**DINING ROOM:** 13'7" x 14'5"

**LIVING ROOM:** 17'4" x 23'6" with fireplace

**UTILITY ROOM:** 8' x 8'2"

**TYPE OF HEAT:** Gas forced air – New in 2019

**CENTRAL A/C:** Yes – New 2019

**FIREPLACE:** Yes – gas logs

**FOUNDATION:** Partial basement/Partial crawl space (under master). Approximately 1,000 sq. ft. finished basement

**DECK/PATIO:** Concrete patio 12' x 18'

**UTILITY COST:** Electric/Sewer/Water - \$140/monthly average

**NOTES:** Stove, dishwasher, refrigerator, microwave, window coverings, basement beverage center and wine cooler to stay. All new exterior lights, new exterior doors, new furnace and A/C in 2019. Basement finished in 2019. New sump pump installed in 2019. Seller is offering \$25,881.00 roofing credit per attached quote

**YEAR BUILT:** 1971

**BUYER/BROKER CO-OP – \$4,000.00**

**SELLING PRICE:** \$485,000.00

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