

LISTING ID #5335



Listing Agent – Isaac Hoying
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90 N. Main St. · Minster, OH 45865 · 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	Bedroom #2	Bedroom #3
14' 11" x 17'2"	12'2" x 13'4"	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**

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