

LISTING ID #5520



Listing Agent – Isaac Hoying
937-538-0456

90 N. Main St. · Minster, OH 45865 ·

www.weigandtrealstate.com

SELLER:	Curt & Amanda Eilerman			
ADDRESS:	1991 Minster Egypt Pike, Minster, OH 45865			
SQ. FOOTAGE:	2,940 Sq. Ft.			
LOT SIZE:	3 Acres			
TAXES:	Approx. \$3,635.54			
GARAGE:	34' x 23'			
BEDROOMS:	Master 19'6" x 15'	Bedroom #2 11' x 13'	Bedroom #3 (L-Shape) 11'6" x 13'	Bedroom #4 12' x 12'
BATHS:	2 1/2			
KITCHEN:	13' x 24'			
DINING ROOM:	15' x 15'			
FAMILY ROOM:	19' X 17'			
UTILITY ROOM:	10' X 10'			
MUD ROOM:	11' X 12'			
BREEZEWAY:	9' X 23'			
GAZEBO:	12' X 12'			
BUILDING 1:	24' X 30'			
BUILDING 2:	14' X 20'			
BUILDING 3:	Chicken Coop – 8' x 8'			
TYPE OF HEAT:	Hot Water			
FOUNDATION:	Crawl Space			
FIREPLACE:	Yes, Gas Ventless			
CENTRAL A/C:	Yes			
UTILITY COST:	Electric: \$260	Sewer: Septic	Gas: Propane (Approx. \$125/Month)	Water: Well

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

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NOTES:

This beautiful country home sits on three acres and offers the perfect blend of modern upgrades, recent renovations, and timeless rural charm. This home is move-in ready for your convenience. Recent updates include refinished hardwood floors professionally updated by Henschen Hardwood. New windows & entry doors were installed in 2024; updated plumbing including new well equipment, hot water heater, iron filter and more; electrical upgrades in remodeled areas – kitchen, dining room, sitting room, & half bath – plus a new 12kW generator; HVAC improvements include hot-water baseboard heaters, a new air conditioner and a mini-split system for the laundry area; custom cabinetry by Homan Interiors in the kitchen, half bath, mudroom & laundry room. Home to include microwave, dishwasher, induction stove & Reverse Osmosis System.

YEAR BUILT: 1939

BUYER/BROKER CO-OP – 2 %

SELLING PRICE: \$599,000

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