

**LISTING ID #5520**



**Listing Agent – Isaac Hoying  
937-538-0456**

90 N. Main St. · Minster, OH 45865 ·

[www.weigandtrealstate.com](http://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:**

	<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3 (L-Shape)</b>	<b>Bedroom #4</b>
	19'6" x 15'	11' x 13'	11'6" x 13'	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      **Water:** Well  
(Approx. \$125/Month)

**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: \$575,000**

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