

LISTING ID #5550



Listing Agent – Isaac Hoying
937-538-0456

90 N. Main St. · Minster, OH 45865 ·

www.weigandtrealestate.com

SELLER: Devon & Samantha Poeppelman

ADDRESS: 718 Oakwood Dr. Minster, OH 45865

SQ. FOOTAGE: 1,568 Sq. Ft.

LOT SIZE: .365 Acre

TAXES: Approx. \$3,886.88/year

GARAGE: 22'0" x 24'0" w/ Basement Access & Gas Heat

BEDROOMS: Three

Master 12'0" x 16'0" & 8'0" x 9'0"	Bedroom #2 12'0" x 11'0"	Bedroom #3 11'9" x 12'0"
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BATHS: 2 1/2 Baths

KITCHEN: 12'0" x 13'0" w/ Island

DINING ROOM: 10'0" x 10'0"

FAMILY ROOM: 9'4" X 21'0"

UTILITY ROOM: 9'0" X 6'6"

TYPE OF HEAT: Gas Forced Heat

BASEMENT: Approx. 1,300 Sq. Ft. Finished Basement

FIREPLACE: Electric Fireplace

CENTRAL A/C: Yes

DECK/PATIO: Deck & Concrete Pad

UTILITY COST: Village: Approx. \$156/Mo. Gas: Approx. \$128/Mo.

NOTES: Well-maintained home offers 1,568 square feet of finished living space situated on nearly .37 acres. The home features a full basement with approximately 1,300 square feet already finished, offering additional living space ideal for a recreation room, home office or entertaining area. A heated two-car garage adds year-round convenience and includes direct access to the basement. Outside has a private rear yard with a deck and newly poured concrete patio. Home to include pool table as well as all kitchen appliances, including stove, microwave, dishwasher and refrigerator.

YEAR BUILT: 2000
BUYER/BROKER CO-OP – % *EXCLUSIVE LISTING*

SELLING PRICE: \$439,900

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