

LISTING ID #5600



Listing Agent – Todd Weigandt
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www.weigandtrealstate.com

SELLER: Dynamite Development LLC

ADDRESS: 609 Sturgeon St., St. Mary's, Ohio

SQ FOOTAGE: 1,696 sq. ft.

LOT SIZE: 104'0" x 147'0" – Lot is Split – Condo

TAXES: \$177.02 per year Lot Only, 8 Year Real Estate Tax Abatement on the Condo Building

GARAGE: 2 Car Attached Garage

BEDROOMS: Two

Master	Bedroom #2
13'11" x 16'2"	13'1" x 14'4"

BATHS: 2 Full

KITCHEN: 11'0" x 13'7" with Island Bar

DINING ROOM: 10'11" x 15'9"

FAMILY ROOM: 20'6" x 24'0"

UTILITY ROOM: 5'5" x 8'8"

FOUNDATION: Crawl space

TYPE OF HEAT: Gas Forced Air

FIREPLACE: None

CENTRAL A/C: Yes

COVERED PATIO: 5'9" X 14'0"

NOTES: Condo to include refrigerator, stove, microwave, dishwasher, washer and dryer, & all window coverings. Condo fee is \$100.00 per month.

YEAR BUILT: 2022

BUYER/BROKER CO-OP – 2.0 % Listing

SELLING PRICE: **\$284,900.00**

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