

**LISTING ID #5165**



**Listing Agent – Todd Weigandt  
(937) 538-0156**

**REAL ESTATE LTD.**

90 N. Main St. · Minster, OH 45865 · www.weigandtrealstate.com

**SELLER:** Edwin Zimmerman, Don Zimmerman, Connie Ourieff

**ADDRESS:** 156 E 3<sup>rd</sup> St., Minter, OH 45865

**SQ. FOOTAGE:** Approximately 1,738 Sq. Ft.

**LOT SIZE:** 69' x 138'

**TAXES:** \$2,084.57/year

**GARAGE:** One car attached

**BEDROOMS:** Three  
**Master** 11'5" x 13'5"      **Bedroom #2** 10'7" x 11'8"      **Bedroom #3** 10'9" x 10'7"

**BATHS:** Two full baths

**KITCHEN:** 10'7" x 13'1"

**DINING ROOM:** 8'6" x 20' with built in desk

**LIVING ROOM:** 13'2" x 19'10"

**SUNROOM:** 11' x 21'4"

**UTILITY ROOM:** Washer/dryer connections in full bath

**TYPE OF HEAT:** Gas hot water

**FOUNDATION:** Full basement partially finished

**FIREPLACE:** None

**CENTRAL A/C:** No – (1) window a/c unit

**DECK/PATIO:** Brick paver patio – 13'1" x 12'6"

**COVERED REAR PORCH:** 10'1" x 14'

**NOTES:** New hot water boiler in 2006, new roof in 2009, new vinyl siding 2015, new water heater 2019. Home to include refrigerator, dishwasher, stove and pool table. Sunroom built on in 1985

**YEAR BUILT: 1956**  
**BUYER/BROKER CO-OP – 2.4%**

**SELLING PRICE: \$279,900.00**

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