

LISTING ID #5205



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

REAL ESTATE LTD.

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

SELLER: Ruth E. Richard Trust

ADDRESS: 10528 Ft. Loramie Swanders Rd., Sidney, OH 45365

SQ. FOOTAGE: 1958 Sq. Ft.

LOT SIZE: 5.01 Acres

TAXES: \$2,208.66/year

GARAGE: Two-car attached, cistern under garage floor

BEDROOMS: Four

Master	Bedroom #2	Bedroom #3	Bedroom #4
11'3" x 13'5"	11'5" x 15'3"	15'4" x 13'5"	10'2" x 11'1"

BATHS: Two Full

KITCHEN: 10' x 17'8"

DINING ROOM: 9'11" x 12'7"

LIVING ROOM: 13'6" x 19'3"

DEN: 14' x 18'4"

UTILITY ROOM: Connections in the basement

TYPE OF HEAT: Gas hot water - Propane

FOUNDATION: Full Basement – Partial finish

FIREPLACE: None

CENTRAL A/C: No

DECK: Approximately 14' x 38'

NOTES: Home to include refrigerator and range. Updated kitchen cabinetry and countertops, private well. Anna School district

YEAR BUILT: 1957
BUYER/BROKER CO-OP – 2%

SELLING PRICE: \$374,900.00

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