

LISTING ID #5215



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

REAL ESTATE LTD.

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

SELLER: Jill A. Barhorst

ADDRESS: 1928 Minster Fort Recovery Rd., Minster, OH 45865

SQ. FOOTAGE: 1544 Sq. Ft. plus 425 Sq. Ft. finished basement

LOT SIZE: 1.52 Acres

TAXES: \$2,426.66/year

GARAGE: 2 ½ car attached with basement entry from garage

BEDROOMS: Three
Master 12'1" x 12' **Bedroom #2** 12'1" x 12'5" **Bedroom #3** 12'3" x 12'3"

BATHS: Two Full

KITCHEN: 7'4" x 10'6" with island bar

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

OFFICE/TOY ROOM: 5'6" x 11'11"

LIVING ROOM: 15'2" x 14'11"

UTILITY ROOM: Connections in the basement

TYPE OF HEAT: Gas forced air - propane

FOUNDATION: Full basement – partially finished

FIREPLACE: 2 fireplaces – First floor wood burning, lower level gas insert

CENTRAL A/C: Yes

DECK/PATIO: Concrete patio with pergola

NOTES: Home to include refrigerator, stove, dishwasher, microwave, water softener, and all window coverings. Two small outbuildings included, private well, cistern under front porch. Minster School District.

YEAR BUILT: 1982
BUYER/BROKER CO-OP – 1.6%

SELLING PRICE: \$439,900.00

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

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Recent Upgrades:

- New Appliances
 - Dishwasher – 2024
 - Refrigerator – 2022
 - Stove – 2022
 - Microwave – 2020
- New laminate flooring – 2020
- Full Bath downstairs remodeled – 2019
- Full bath upstairs remodeled – 2023
- Entire exterior of home repainted – 2023
- All windows have been replaced
- Large outbuilding
 - 40' x 60'
 - Concrete foundation
 - Concrete floor
 - Gas forced air heat
 - Water
 - Electric

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