

LISTING ID #4015



Listing Agent – Isaac Hoying  
(937) 538-0148

REAL ESTATE LTD.

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

**SELLER:** Trent Henkalin

**ADDRESS:** 17B Eagle Drive, Minster, OH 45865

**SQ. FOOTAGE:** Approximately 1,071 Sq. Ft.

**LOT SIZE:** .4 acre - Shared

**TAXES:** \$1,784/year

**GARAGE:** 1 ½ Car (19' x 20')

**BEDROOMS:** 2  
**Master** 11'8" x 13'      **Bedroom #2** 11'3" x 11'3"

**BATHS:** 2

**KITCHEN:** 11' x 11' with eat-at bar

**DINING ROOM:** 14'6" x 8'

**LIVING ROOM:** 14'6" x 17'

**UTILITY ROOM:** 5' x 8'

**TYPE OF HEAT:** Gas Forced

**FOUNDATION:** Basement – partially finished

**FIREPLACE:** No

**CENTRAL A/C:** Yes

**DECK/PATIO:** Patio – 14' x 21'

**UTILITIY COSTS:** Electric \_\_\_\_\_ Water \_\_\_\_\_ Sewer \_\_\_\_\_ Gas \_\_\_\_\_

**NOTES:** Updated condominium – new doors & trim, new flooring, new paint, new counter tops, new vanities, new toilets. Appliances stay: refrigerator, dishwasher, stove, washer, dryer

**YEAR BUILT:** 1983  
**BUYER/BROKER CO-OP – 2%**

**SELLING PRICE:** \$255,000.00

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