

**LISTING ID #5275**



**Listing Agent – Isaac Hoying  
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**REAL ESTATE LTD.**

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

**SELLER:** Wolf Real Estate  
**ADDRESS:** 54 S. Hanover St, Minster, OH 45865  
**SQ. FOOTAGE:** 1,997 Sq. Ft.  
**LOT SIZE:** 69' x 220'  
**TAXES:** \$1,131.98/year  
**GARAGE:** 2 car attached 25' x 25' with open breezeway

**BEDROOMS:**

<b>Master Suite</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>	<b>Nursery</b>
13'7" x 12'6"	15' x 11'5"	12'4" x 15'	10' x 9' non-typical

**BATHS:** 3 Full

**KITCHEN:** 15' x 15'4"

**PANTRY:** 6'6" x 6'4"

**MUD ROOM:** 7'4" x 6'3"

**DINING ROOM:** 14'8" x 13'3"

**LIVING ROOM:** 14'8" x 13'3"

**LAUNDRY ROOM:** 6'6" x 8'9"

**TYPE OF HEAT:** Gas Forced

**FOUNDATION:** Cellar Type

**FIREPLACE:** No

**CENTRAL A/C:** Yes

**Attic:** Attic Storage – 15'8" x 9'

**NOTES:** This is a fully renovated home the includes: new cabinets, flooring, master bathroom addition, shower was added to the upstairs half bath, created a new laundry room and pantry off the kitchen, new coffee/wine bar, ceiling beams in kitchen, wood accents in master bedroom, dining room and living room, new windows and siding, updated electrical and plumbing Price includes new appliances: refrigerator, gas stove, dishwasher, beverage fridge, washer, dryer.

**YEAR BUILT: 1910**  
**Exclusive Listing**

**SELLING PRICE: \$479,000.00**

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