

LISTING ID #5290



**Listing Agent – Dean Kemper
(937) 538-0148**

**Isaac Hoying
(937) 538-0456**

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

SELLER: Nancy Harting

ADDRESS: 43 Melcher St., Minster, OH 45865

SQ. FOOTAGE: 1,577 square feet

LOT SIZE: .1194 acre Approximately 65' x 108'

TAXES: Approximately \$1,518/year

GARAGE: 14' x 30' with 10' x 14' shop area with heating and cooling

BEDROOMS: Four
Master **Bedroom #2** **Bedroom #3** **Bedroom #4**
12'6" x 10'6" 14' x 16' 10'6" x 11'3" 13'6" x 11'8"

BATHS: 2 Full 1st floor: 7' x 6' 2nd Floor: 7'4" x 8'6"

KITCHEN: 10'6" x 11'

DINING ROOM: 11'6" x 10'6"

LIVING ROOM: 13'6" x 18'

UTILITY ROOM: Connections in the basement

TYPE OF HEAT: Boiler hot water heat with electric baseboard assist upstairs

BASEMENT: Yes-Washer and Dryer hook ups in basement

FIREPLACE: No

CENTRAL A/C: First floor only

DECK/PATIO: 17' x 15'

UTILITY COST: Village Utilities: \$87/mo. Gas: \$61/mo.

NOTES: Well-maintained 4 bedroom home located in the middle of Minster. Location is close to schools, parks, grocery, and church. Home has a lot to offer including: heated and cooled work shop in garage, attic storage above, 9'x14' shed in rear yard, and many updates! Cistern and Basement bathroom have not been used. Home to Include: stove, dish washer, refrigerator, washer, dryer, portable air conditioner, upstairs electric fireplace

YEAR BUILT: 1943
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$299,900.00

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

LISTING ID #5290



Listing Agent – Dean Kemper
(937) 538-0148

Isaac Hoying
(937) 538-0456

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

Appliances to Stay

- Stove
- Dish washer
- Refrigerator
- Washer
- Dryer
- Floor mount portable air conditioner
- Upstairs fireplace

Updates

- 2023 – New metal roof
- 2021 – New boiler
- 2021 – New Hot water heater
- Approx. 2010 – New siding -Insulated siding on front and west side
- Approx. 2010 – New windows, entry doors and overhead garage doors
- Approx. 2010 – New air conditioner (Serviced in 2024)

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