

**LISTING ID #5270**



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

**REAL ESTATE LTD.**

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

**SELLER:** Jeff Raible

**ADDRESS:** 5025 Bon Ton Rd., Minster, Ohio

**SQ. FOOTAGE:** Approx. 2,900 Sq. Ft.

**LOT SIZE:** 140' x 280' (.90 acre) wooded lot, Cul-de-Sac Street

**TAXES:** \$5,349.58/year

**GARAGE:** Oversized three car attached

**BEDROOMS:** Four

<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>	<b>Bedroom #4</b>
15'3" x 15'10"	10'7" x 12'11"	11'6" x 12'5"	12'8" x 12'10"

**BATHS:** 3 full

**KITCHEN:** 9'6" x 16'10" with sit-at bar

**DINING ROOM:** 10'10" x 18'6"

**GREAT ROOM:** 13'6" x 25'5" with stone fireplace

**DEN:** 15'2" x 15'6"

**UTILITY ROOM:** 6'4" x 11'6"

**TYPE OF HEAT:** Electric heat pump/propane forced air

**FOUNDATION:** Full basement

**FIREPLACE:** Gas fireplace

**CENTRAL A/C:** Yes

**DECK/PATIO:** 640 sq. ft. of deck area with retractable awning

**NOTES:** Home to include refrigerator, stove, dishwasher, all window coverings, water softener, battery back-up sump pump, retractable awning over deck, plug-in for portable backup generator, private well, central sewer. Minster Local School District. Walk to Lake Loramie

**YEAR BUILT: 1993 Built by Weigandt Development**  
**BUYER/BROKER CO-OP – Exclusive Listing**

**SELLING PRICE: \$625,000.00**

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

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**Recent Improvements:**

- 2020 - New roof
- 2018 - New exterior stain and caulking entire house
- 2018 - New well pump
- 2018 - New exterior storm outlet tiles
- 2010 – New furnace and A/C

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