

LISTING ID #5265



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

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

SELLER: Florence Huber

ADDRESS: 161 S. Garfield St., Minster, OH 45865

SQ. FOOTAGE: 2,240 Sq. Ft.

LOT SIZE: 69' x 220'

TAXES: \$2,172.12/year

GARAGE: Two-car attached

BEDROOMS: Five
Master **Bedroom #2** **Bedroom #3** **Bedroom #4** **Bedroom #5**
10'7" x 13'1" 12' x 15'11" 15'3" x 10'4" 15'1" x 11' 6'10" x 11'

BATHS: Two full plus shower in the basement

KITCHEN: 10'2" x 11' with 8'2" x 10'1" dining nook

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

LIVING ROOM: 12' x 17'6"

FAMILY ROOM: 14' x 22'6"

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

TYPE OF HEAT: Gas Force Air

FOUNDATION: Full basement with cistern and basement entry staircase

FIREPLACE: None

CENTRAL A/C: Yes

DECK/PATIO: 10' x 20' concrete patio

NOTES: Home to include refrigerator, stove, microwave, dishwasher, washer, dryer, pool table, and all window coverings.
Mini Barn. Roof is 10 years old.

YEAR BUILT: 1960 – Original Owner
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$359,900.00

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