

LISTING ID #5335



**Listing Agent – Isaac Hoying
(937) 538-0456**

REAL ESTATE LTD.

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

SELLER: Zach & Brooke Stueve

ADDRESS: 7 East Second St., Minster, OH 45865

SQ. FOOTAGE: 2,786 sq. ft.

LOT SIZE: 103' x 130'

TAXES: Approximately \$4,743.64/year

GARAGE: Two-car attached

BEDROOMS: Three
Master 14' 11" x 17'2" **Bedroom #2** 12'2" x 13'4" **Bedroom #3** 12'2" x 15'1"

BATHS: 2 ½

KITCHEN: 13'6" x 17' with island bar (granite top)

DINING ROOM: 13'7" x 14'5"

LIVING ROOM: 17'4" x 23'6" with fireplace

UTILITY ROOM: 8' x 8'2"

TYPE OF HEAT: Gas forced air – New in 2019

CENTRAL A/C: Yes – New 2019

FIREPLACE: Yes – gas logs

FOUNDATION: Partial basement/Partial crawl space (under master). Approximately 1,000 sq. ft. finished basement

DECK/PATIO: Concrete patio 12' x 18'

UTILITY COST: Electric/Sewer/Water - \$140/monthly average

NOTES: Stove, dishwasher, refrigerator, microwave, window coverings, basement beverage center and wine cooler to stay. All new exterior lights, new exterior doors, new furnace and A/C in 2019. Basement finished in 2019. New sump pump installed in 2019.

YEAR BUILT: 1971
BUYER/BROKER CO-OP – 1.2%

SELLING PRICE: \$525,000.00

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