

LISTING ID #5330



Listing Agent – Todd Weigandt  
(937) 538-0156

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

**SELLER:** Jim & Kathy Lammers

**ADDRESS:** 2118 St. Rt. 363, Minster, OH 45865

**SQ. FOOTAGE:** 2922 Sq. Ft. plus 280 Sq. Ft. in finished basement

**LOT SIZE:** 170' wide x 295' deep (1.15 Acres)

**TAXES:** \$6,358.94/year

**GARAGE:** Two-car attached

**BEDROOMS:** Three  

<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>
16' x 17'4"	12'6" x 12'6"	12' x 14'4"

**BATHS:** 3 ½ baths

**KITCHEN:** 14' x 26'6" with island and dining nook

**DINING ROOM:** 14' x 16'

**HEARTH ROOM:** 14' x 15'

**GREAT ROOM:** 17' x 20' with cathedral ceiling

**UTILITY ROOM:** 9'4" x 10'6"

**TYPE OF HEAT:** Geothermal heat system

**FOUNDATION:** Full 9' basement with garage access and workout room

**FIREPLACE:** Two gas fireplaces

**CENTRAL A/C:** Yes

**SCREENED PORCH:** 10' X 10'

**DECK/PATIO:** Paver patio 31' x 38' with built in gas grill

**NOTES:** Home to include refrigerator, wall oven, microwave, cooktop with oven, dishwasher, all window coverings, automatic standby generator, built-in outdoor grill, water softener in the garage. Private well, central sewage.

**YEAR BUILT: 2013 – Custom Built by Weigandt Development, Ltd.**  
**BUYER/BROKER CO-OP – 1.4%**

**SELLING PRICE: \$795,000.00**

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

- 42' wide x 36' deep
- Heated
- Air conditioned
- Full bathroom
- Custom interior finish

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