

LISTING ID #3295



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

SELLER: Niekamp, Julia A. Et. Al.
ADDRESS: 147 Reed Street New Bremen, OH
SQ FOOTAGE: 3,571 sq. ft. plus additional 1,800 sq. ft. in finished basement
LOT SIZE: 196.67' wide x 185' deep (.84 acre)
TAXES: \$6,255.24 per year
BEDROOMS: Four

Master Suite	Bedroom #2	Bedroom #3	Bedroom #4
17' x 17'4"	14' x 19'2"	11'10" x 23'	12'5" x 13'

BATHS: 4 ½ baths
KITCHEN: 18' x 25' eat-in kitchen
DINING ROOM: 12'6" x 13'
GREAT ROOM: 20' x 20' with two-story ceiling
SUNROOM: 22' x 24'6"
UTILITY ROOM: 9' 4" x 18'9"
BASEMENT: Full basement/partial crawl space – 1800 sq. ft. finished
FIREPLACE: (2) gas fireplaces
GARAGE: Attached 2 ½ car garage
TYPE OF HEAT: Gas forced air – (3) systems
CENTRAL A/C: Yes – (3) systems
PATIO/DECK: Stamped concrete patio
UTILITY COSTS: Electric, Water, & Sewer - \$244.27 avg./month Gas - \$110.58 avg./month
NOTES: Home to include all window coverings, refrigerator in kitchen, cooktop, double oven, microwave, dishwasher, refrigerator in basement, and gas grill. Theatre equipment is not included in purchase of house.
Year built – 2000

BUYER/BROKER CO/OP: 2%

SELLING PRICE: \$650,000.00

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

90 N. Main Street, Minster, Ohio 45865
(419) 628-3107 (800) 803-8213 FAX (419) 628-4631
weigandtrealstate.com

FINISHED BASEMENT INCLUDES:

- Kitchenette/Game Room: 11'6" x 22'8"
- Exercise Room 11'4" x 11'9"
- Family Room with fireplace: 21' x 23'6"
- Office: 13'2" x 16'6"
- Theatre: 16'6" x 29'6"
- Full Bath: 8'4" x 8'6"

DETACHED GARAGE INCLUDES:

- Dimensions: 26' wide x 32' deep
- Covered Porch: 10' wide x 20' deep
- Staircase to upstairs loft
- Security system
- Gas unit heater
- Gas hot water heater
- All "attached" cabinetry in garage stays

ADDITIONAL FEATURES AND IMPROVEMENTS INCLUDE:

- 16 kw Automatic generator and transfer switch installed in March, 2016
- Full irrigation system including (23) zones
- Central vacuum system
- Full security system in house and detached garage
- Fire alarm system installed in the house
- Custom closet system shelving installed in master bedroom closets (\$10,500)
- Cabinet upgrade with new 'island' bar in 2014
- New quartz kitchen countertops installed in 2014
- New furnace installed in crawl space in January, 2016
- Reverse osmosis water system
- Gorilla Epoxy garage floor coating installed in attached garage
- Radon mitigation system
- All theatre wiring to remain
- (3) newer sump pumps
- Special order custom mantle installed on great room fireplace

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