

LISTING ID # 3305

Listing Agent – Todd Weigandt  
937-538-0156



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**SELLER:** Crusey, Doug

**ADDRESS:** 9760 Lochard Rd, Sidney, Ohio

**SQ. FOOTAGE:** 2284 sq. ft.

**LOT SIZE:** 23.28 acres – partially wooded with large pond

**TAXES:** \$3826.74 per year

**GARAGE:** One car – attached

**BEDROOMS:** Three

	<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>
	12'2" x 15'1"	11'1" x 20'5"	11'7" x 16'1"

**BATHS:** 2 ½

**MUD ROOM:** 7'7" x 13'5"

**KITCHEN:** 12'1" x 19'3" with sit-at-bar, Corian countertops

**DINING ROOM:** 11'6" x 12'9"

**GREAT ROOM:** 17'9" x 18'6" with fireplace, cathedral ceiling

**UTILITY ROOM:** 5'4" x 16'6"

**BASEMENT:** Partial basement with outside entrance, partial crawl space under new addition

**FIREPLACE:** Wood burning with gas logs

**TYPE OF HEAT:** Geothermal system installed in 2014

**CENTRAL A/C:** Yes

**PATIO:** None

**NOTES:** Home to include refrigerator, stove, dishwasher, microwave, window coverings, security system and 12 KW automatic stand-by generator. Electric averages \$130/mo. in summer and \$230/mo. in winter. Propane usage averages \$500/yr. (1) 6 x 6 Buck Palace deer blind on 10' tower stays with property.

**YEAR BUILT:** 1992 House addition – 2005

**BUYER/BROKER CO-OP – 2.0%**

**SELLING PRICE: \$ 475,000.00**

**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  
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weigandtrealestate.com

**Listing ID #3305 Doug Crusey**

Additional features and improvements include:

**Outbuilding #1 - Built in 2000**

- 30' x 40'
- (3) Overhead doors
- Gas heat
- Concrete floor
- OSB walls

**Outbuilding #2 - Built in 2013**

- 30' x 40'
- (3) Overhead doors
- Gas heat
- Concrete floors
- White liner panel walls and ceiling
- Epoxy coated floor

**Large dog kennel**

**Fully stocked pond, 1.25 acre, deep end is 14', stocked with large mouth bass, bluegill, and channel cat**

**Custom tile walk-in shower in master bedroom**

**New roof on entire house in 2011**

**Fireplace and chimney inspected in 2016**

**New fireplace flue caps in 2016**