

LISTING ID #3410

Listing Agent – Todd Weigandt
937-538-0156



SELLER: Stallings, Aaron & Lori

ADDRESS: 16660 E. Mason Road Sidney, OH

SQ FOOTAGE: 2,112 sq. ft. plus 1,340 finished sq. ft. in basement

LOT SIZE: 4.725 acres with stocked pond

TAXES: Approximately \$3,375.92 per year

GARAGE: Two-car attached

BEDROOMS: Five

Master	Bedroom #2	Bedroom #3	Bedroom #4	Bedroom #5
13'7" x 15'	10' x 13'10"	13'10" x 16'	9'11" x 14'5"	12'9" x 13'3"

BATHS: 3 full baths

KITCHEN: 11'6" x 10'5" with sit-at-bar

DINING ROOM: 10'5" x 11'4"

FAMILY ROOM: 15'11" x 16'4" with cathedral ceiling

LOFT STUDIO: 16' x 23'9"

UTILITY ROOM: 4'9" x 9'11"

TYPE OF HEAT: Geothermal system, new unit 2016

CENTRAL A/C: Yes

FIREPLACE: Yes – one wood-burning fireplace

BASEMENT: Full finished basement with 1,340 sq. ft. of living space

PATIO/DECK: Concrete patio with pergola

UTILITY COSTS: Electric - \$270.00/mo. avg. Water – Private well Sewer – On-site Gas – N/A

NOTES: Home to include all blinds, stove, microwave, dishwasher, water softener, portable A/C unit in upstairs studio, private well, on-site septic tank and leach field, one chicken coop and 32' x 40' outbuilding. Hoop house and two mini storage buildings to be removed. See attached sheet for additional features and updates to this beautiful home.

YEAR BUILT: 1994

BUYER/BROKER CO-OP: 2.4%

SELLING PRICE: \$309,900.00

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

Additional Features and Improvements made to

ID #3410

Outbuilding

- 32' x 40'
- Concrete floor
- Insulated
- Electric
- Propane gas unit heater
- Built in 2001

Pond

- 12' deep
- Re-dug and lined with clay in 2007
- Stocked with bluegill, bass, perch and crappie

Improvements

- Patio/pergola installed - 2017
- New metal roof on house – 2016
- New geothermal unit – 2016
- Basement finished – 2015
- New dishwasher – 2018
- New pressure tank – 2016
- Concrete drive apron - 2009