



SELLER: Kemper, Dean & Polly

ADDRESS: 12244 Short Drive, Unit #14 Minster, OH 45865

SUBDIVISION: Mallard Point

TAXES: Semi-annual - \$874.00

SQUARE FOOTAGE: 1,380 square feet

GARAGE: Storage area

BEDROOMS: Three

Master (1st floor)	Bedroom #2 (2nd floor)	Bedroom #3 (2nd floor)
13'6" x 11'	12'6" x 15'	10'6" x 15'
walk-in closet		

BATHS: 1 ½ baths (1st floor half-bath – 4' x 6'3") (Upstairs full bath – 8' x 8')

ENTRYWAY: 7' x 3'

KITCHEN: 13' x 11'

DINING/LIVING ROOM: 21' x 12'

UTILITY ROOM: 4' x 5'6"

BASEMENT: Slab

EXTERIOR: Vinyl

TYPE OF HEAT: Gas forced air

CENTRAL A/C: Yes, central cooling

INSIDE FEATURES: Custom patio blinds on 1st floor, ceiling fan, electric water heater, custom entertainment center, crown molding, ceramic tile kitchen floor and custom tile backsplash.

OUTSIDE FEATURES: Enclosed screened porch and concrete patio (8' x 15')

SPECIAL FEATURES: 1st floor bathroom, dining room, dock available, enclosed 1st and 2nd floor porches, lake-front

UTILITIES: Propane, sanitary sewer and conventional well

ASSOCIATION NOTES: Condo fee is \$150.00/month and includes water (not sewer), trash, boat dock fee, outside maintenance, snow removal, landscaping, lawn care with lakeside sprinkler system and outdoor lighting.

NOTES: This condo offers ultimate enjoyment year-round. Magnificent open floor plan. White cabinetry kitchen, ceramic tile floor and backsplash. Breakfast bar adjoins the dining area and family room, which leads to a screened-in porch, exiting to an outside lakefront concrete patio. 1st floor master bedroom and storage area available. Bedrooms #2 and #3 situated on the 2nd floor. One has double closets. The other has cathedral ceilings and sliding doors, which leads to the 2nd floor screened-in balcony, overlooking Lake Loramie. Huge bathroom with lots of storage. Convenient 1st floor half-bath. Refrigerator, microwave, dishwasher, stove, washer and dryer stay with unit.

YEAR BUILT: 2006 – Quality built by Weigandt Development, Ltd.

BUYER/BROKER CO-OP: 1.6%

SELLING PRICE: \$192,500.00

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