

**LISTING ID# 3540**



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

**SELLER:** Lomnicki, Tyler & Sunni

**ADDRESS:** 3 Madyson Avenue Minster, Ohio

**FOOTAGE:** 1,720 sq. ft.

**LOT SIZE:** 101' wide x 132' deep

**TAXES:** \$3,041.64 per year

**GARAGE:** Two-car – finished – with openers

**BEDROOMS:** Three

**Master**  
13' x 15'4"

**Bedroom #2**  
11' x 11'4"

**Bedroom #3**  
11' x 11'4"

**BATHS:** 2 full baths

**KITCHEN:** 12' x 12' with sit-at bar; customized cherry cabinetry by Ebbing, granite counter tops

**DINING NOOK:** 11' x 12' – cathedral ceiling

**STUDY:** 11' x 12' – cathedral ceiling

**FAMILY ROOM:** 16'3" x 18'8" – cathedral ceiling

**UTILITY ROOM:** 5'8" x 9' – with cabinetry

**BASEMENT:** 9' basement with plumbing rough-in for future full bath

**FIREPLACE:** None

**TYPE OF HEAT:** Gas forced air

**CENTRAL A/C:** Yes

**PATIO:** 12' x 12' concrete patio

**NOTES:** Quality built by Weigandt Development, Ltd. Full brick maintenance-free exterior, customized cherry cabinetry by Ebbing with specialty moldings, Pella windows, basement rough-in plumbing for future full bath. Home to include refrigerator, stove, dishwasher, microwave and all window coverings

**YEAR BUILT:** 2007

**BUYER/BROKER CO-OP:** 1.6%

**SELLING PRICE:** **\$314,900.00**

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

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**SPECIAL FEATURES INCLUDE:**

- **Full brick exterior**
- **Upgraded fiberglass front door**
- **Pella casement windows**
- **Upgraded lighting package – including (31) recessed can lights**
- **Customized cherry cabinetry supplied by “Cabinetry By Ebbing” with custom specialty moldings**
- **Custom granite countertops**
- **Basement rough-in installed for full future bath**
- **Double sump pit for back-up sump pump**
- **All downspouts tiled to city storm sewer**
- **30-year dimensional fiberglass shingle roof**
- **High efficiency gas furnace**
- **Custom wood beams in dining nook, great room, and study**
- **Finished garage with cement board wainscoting and painted trim**
- **“Custom built” wood shelving system in all closets**

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