

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	Bedroom #2	Bedroom #3
13' x 15'4"	11' x 11'4"	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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