

**LISTING ID #3535**

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



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**SELLER:** Spencer, Jason & Cara

**ADDRESS:** 35 Madyson Ave., Minster, Ohio

**SQ FOOTAGE:** 2,480 sq. ft. of living space – 2,015 first floor and 465 lower level

**LOT SIZE:** Large cul-de-sac lot - .45 acre

**TAXES:** \$218.94 year (lot only) (\$4,500.00 per year estimated)

**GARAGE:** 3 ½ car attached garage with basement entry from garage

**BEDROOMS:** Five

Master	Bedroom #2	Bedroom #3	Bedroom #4	Bedroom #5
14' x 16'	11' x 12'4"	10' x 12'8"	11'8" x 15'4"	12' x 17'

**BATHS:** 3 full baths. Custom master shower

**KITCHEN:** 15' x 15' with island, sit-at-bar, custom built cabinets, granite countertops and walk-in pantry

**DINING ROOM:** 13' x 18'

**FAMILY ROOM:** 20'8" x 18' with gas fireplace

**UTILITY ROOM:** 8' x 9'5"

**TYPE OF HEAT:** Gas forced air

**CENTRAL A/C:** Yes

**BASEMENT:** Full 9' basement, two bedrooms, one full-bath, (2) oversized Pella escape well windows

**FIREPLACE:** Yes – gas

**NOTES:** Brand new "custom-built" home completed in December 2018, quality built by Weigandt Development, Ltd. Open floor plan with 9' ceilings, custom cabinetry, custom walk-in shower, and stone fireplace. Home to include refrigerator, stove, dishwasher and microwave.

**YEAR BUILT:** 2018

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

**SELLING PRICE:** **\$434,900.00**

<p><b>ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.</b></p>
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