

LISTING ID #3570



Listing Agent – Todd Weigandt  
937-538-0156

**SELLER:** Scott G. Bruns – Executor  
**ADDRESS:** 5292 Edgewood Street Celina, OH 45822  
**SQ FOOTAGE:** 2,012 sq. ft.  
**LOT SIZE:** 140' X 127' – Two (2) lots  
**TAXES:** \$1,903.66/year  
**GARAGE:** Two-car attached  
**BEDROOMS:** Three  

Master	Bedroom #2	Bedroom #3
12'7" x 14'1"	10'3' x 18'2"	8'9" x 16'9"

**BATHS:** Two full baths  
**KITCHEN:** 9'1" x 11'1" – Sit-at-bar  
**DINING ROOM:** 9'11" x 15'11"  
**LIVING ROOM:** 20'1" x 21'7"  
**GREAT ROOM:** 19'10" x 20'1" – cathedral ceiling  
**UTILITY ROOM:** 5'11" x 12'6"  
**TYPE OF HEAT:** Newer gas forced air / back-up electric baseboard heat  
**CENTRAL A/C:** Yes  
**FOUNDATION:** Crawl space – newer sump pump with footer tile  
**FIREPLACE:** Gas fireplace  
**DECK:** 11'8" x 29'

**UTILITY COSTS:** Electric: \$96.00/month Water: Well Sewer: Central Gas: \$57.00/month

**NOTES:** **Lake view with private boat dock.** Home to include refrigerator, stove, dishwasher, microwave, washer, dryer, all window coverings and mini barn. New patio door in 2019, new water softener / iron filter in 2015, new roof in 2017, new boat dock in 2015, new water heater in 2017. WA Homeowners Association Fee is \$100.00/year. 2019 dock fee paid in full for 2019.

**YEAR BUILT:** 1991  
**BUYER/BROKER CO-OP:** 2%  
**SELLING PRICE:** **\$184,900.00**

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  
weigandtrealestate.com