

LISTING ID # 3805

Listing Agent – Todd Weigandt
937-538-0156



90 N. Main St. Minster, OH 45865 · weigandtrealestate.com

SELLER: Dianne Komminsk Trust

ADDRESS: 5700 St. Rt. 274, New Bremen, Ohio

SQ. FOOTAGE: 4772 Sq. Ft.

LOT SIZE: 26.08 acres – wooded with pond

TAXES: \$5,605.12/year

GARAGE: 3-car attached

BEDROOMS: Two
Master 21'2" x 17'6"
Bedroom #2 13'6" x 18'9"

BATHS: 3 full baths 2 half baths

KITCHEN: 28'6" x 38'6" with custom cabinetry and granite countertops

DINING ROOM: 17'6" x 21'6"

LIVING ROOM: 22' x 29' with cathedral ceiling and stone fireplace

STUDY: 23'6" x 27'2" with built in desk and stone fireplace

UTILITY ROOM: 12'2" x 19'10" Lots of closet space

TYPE OF HEAT: 3 Geothermal systems

BASEMENT: Partial basement/partial crawl space

FIREPLACE: Two stone wood burning fireplaces

CENTRAL A/C: Yes

PATIO/DECK: 35' x 41' stone laid patio

UTILITY COSTS: **Electric:** 776.91/mo. **Water:** Well **Sewer:** On-site **Gas:** \$102.96/year

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

NOTES: Home to include all existing window coverings, stand-by automatic generator system, security system, central vacuum system, commercial stainless steel kitchen appliances which includes commercial wall freezer, large gas cooktop, wall oven, microwave, sub-zero refrigerator, and sub-zero wine cooler. Two (2) private water wells and on-site septic sewer system.

Property also includes a 50' x 80' post and beam constructed barn on a concrete foundation, partial concrete floor, two horse stalls, workshop area with workbench and storage cabinets, partial loft area, water and electric.

Beautiful wooded property with many nice landscape features including a large stocked pond with a water fountain feature. This is a very rare property with large mature trees and landscape beds to accent the home site.

Conditions of Sale of Personal Residence:

- a) The property will be sold as is with no warranties or guarantees as to condition.
- b) Certain household furniture and yard equipment will be negotiable with the sale of the house.
- c) The house will be sold with the following deed restrictions:
 - a. The property shall be used only for residential purposes for a period of one hundred (100) years.
 - b. The property shall not be subdivided into additional parcels for additional residential purposes.
 - c. The property shall not be used for a permanent residential dwelling of more than one (1) family.
 - d. The natural wooded condition of the property shall not be modified except as may be required by good husbandry practices.
- d) The Trustees will have one year to remove the metal sculptures from the property if they have not already been moved.
- e) Possession of the property will be on the date of closing.

YEAR BUILT: 1968
BUYER/BROKER CO-OP – 1.2%

SELLING PRICE: \$810,000.00

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