

**LISTING ID #3800**

**Listing Agent – Dean Kemper  
(937) 538-0148**



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

**SELLER:** Jason & Jami Meyer

**ADDRESS:** 256 Stadium Drive, Fort Loramie, OH

**SQ. FOOTAGE:** Approximately 3220

**LOT SIZE:** 123.29' x 150'

**TAXES:** \$5,175.64/year

**GARAGE:** 3 car garage completely finished with basement access  
3 bays/4 doors – 1 bay is pull through  
Metal ceiling with fans  
Drywall/Wainscoting on walls  
Hot/Cold water spigots

**BEDROOMS:** Four

**Master** 13'5" x 15'8"  
Oversized walk-in closet

**Bedroom #2** 14' x 14'5"

**Bedroom #3** 11' x 14'6"

**Bedroom #4** 11' x 14'6"

**BONUS ROOM:** Approx. 16' x 29' Unfinished above garage

**BATHS:** 2 ½

**Master Bath:** 12' x 14'  
Whirlpool tub  
Large custom shower

**Half Bath:** 5' x 5'

**Upstairs Bath:** 10' x 11' with double sinks and shower, custom cabinetry

**OFFICE:** 10' x 10'

**KITCHEN:** 24' x 15' custom cabinetry by Barhorst Woodworks, granite countertops/dry bar

**DINING ROOM:** Eat in kitchen

**FAMILY ROOM:** 17' X 19'4" with vaulted ceiling (two story)

**UTILITY ROOM:** 7' x 9'3" custom cabinets, utility sink

**MUD ROOM:** Garage entrance with built in lockers and bench

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**TYPE OF HEAT:** Gas forced air.  
Trane zone heating and cooling

**BASEMENT:** Full unfinished basement 1955 sq. ft. with full finished 9'6" x 8' bathroom  
3 egress windows

**FIREPLACE:** Gas fireplace in family room

**CENTRAL A/C:** Yes

**PATIO/DECK:** 15' x 15' Concrete patio

**UTILITY COSTS:** **Electric:** \$120/mo. **Sewer:** \$90/mo. **Trash:** \$45/3mo. **Gas:** \$80/mo.

**NOTES:** Home to include: Sonos Home Theater System, on demand tankless water heater, convection oven, induction cooktop, convection microwave, washer, dryer, six kitchen bar stools, T.V. in living room. Deep freezers and garage refrigerator do no stay. Kobalt cabinets/workbench stay. Safe is negotiable.

Custom wood work on stairs and living room ceiling  
Whole house air purification system  
Whole house humidification system  
Water pressure booster pump/water purification system  
Hunter Douglas blinds throughout house

**YEAR BUILT: 2017**  
**BUYER/BROKER CO-OP – 1.6%**

**SELLING PRICE: \$615,000.00**

<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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