

LISTING ID #3865



**Listing Agent – Isaac Hoying
(937) 538-0456**

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

SELLER: Denny & Becky Schmiesing

ADDRESS: 12506 Maple Grove Rd, Minster, OH 45865

SQ. FOOTAGE: 3644 Sq Ft (1st Floor – 1750 Sq Ft) (2nd Floor – 1578 Sq Ft) (3rd Floor Loft – 316 Sq Ft)

LOT SIZE: 52' Wide “Waterfront” x 177' Deep

TAXES: \$2,616.22 Half-Year

GARAGE: Three (3) car attached – (2) Bays Heated with Gas Unit Heater

BEDROOMS: **Master** 19' x 14'6” with cathedral ceiling / **Bedroom #2** 14' x 12'6” with full bath
Bedroom #3 23' x 12'

STUDIO: 29' x 15' & 8' x 12'

LOFT – 3RD FLOOR: 15' x 11' & 15' 6” x 11'6”

BATHS: 3 ½

KITCHEN: 11' x 22' – Custom Cabinets with Granite/Quartz Tops

DINING ROOM: 18' x 14'

LIVING ROOM: 18' x 18'

UTILITY ROOM: Two Utility Rooms – First and Second Floor

TYPE OF HEAT: Gas Forced Air - Propane

FOUNDATION: Crawl Space

FIREPLACE: (2) Fireplaces (One Gas, One Wood) Natural Stone Veneer

CENTRAL A/C: Yes

PATIO: Covered Patio 12' x 40'
Screened Master Suite Balcony 15' x 12'
Uncovered Balcony 12' x 12'

NOTES: Custom Built Home by Weigandt Development Ltd. Home to include: Wolf Stainless Steel Stove, Thermador Paneled Refrigerator/Freezer, Dishwasher, Microwave, Two Sets of Washer/Dryer, Ice Maker, Water Softener, Motorized Window Blinds on First Floor, Four Security Cameras Outside of Home, One Camera at Door Bell, Irrigation System, Built-In Grill Area, Stone Laid Patio with Fire Pit, 1000 Gallon Buried Propane Tank, Automatic Stand-By Generator, Automatic Exterior Landscape Lighting, Concrete Seawall with Concrete Cap and Pedestal Lighting, Dock/Pier Post are in Place, Two-Car Bays Heated in Garage, Private Water Well, Central Sewage, Minster School District, Top Location on the Lake.

YEAR BUILT: 2016
BUYER/BROKER CO-OP: 1.2%

SELLING PRICE: \$776,000.00

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