

LISTING ID #3880



Listing Agent – Todd Weigandt
(937) 538-0156

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

SELLER: Gonzalez, Charles & Karen

ADDRESS: 12430 Greystone Drive, Minster, OH 45865

SQ. FOOTAGE: 3,940 sq. ft. plus an additional 1,200 sq. ft. in the finished basement

LOT SIZE: 1.504 acres, overlooking Arrowhead Golf Course

TAXES: \$4993.58/year

GARAGE: 3-car attached

BEDROOMS: Four
Master 16'6" x 16'7" **Bedroom #2** 11'6" x 14' **Bedroom #3** 12' x 13'1" **Bedroom #4** 12'6" x 13'1"

BATHS: 4 ½ baths

KITCHEN: 18'10" x 13' with island and cabinetry

DINETTE: 11' x 9'4"

FORMAL DINING ROOM: 15'10" X 12'5"

FORMAL LIVING ROOM: 15'10" x 15'8"

FAMILY ROOM: 18' x 18'6" with 2-story ceiling

OFFICE/MEDIA: 12' x 14'9"

UTILITY ROOM: 8'2" x 9'

TYPE OF HEAT: Gas forced air/propane (2 systems)

BASEMENT: Full basement – 1,200 sq. ft. finished with a kitchenette and custom cabinetry

FIREPLACE: none

CENTRAL A/C: Yes (2 A/C systems)

SCREENED PORCH: 15' x 20'

PATIO/DECK: Large paver patio overlooking Arrowhead Golf Course

UTILITY COSTS: Electric - \$198.00/mo. avg. Water – well Sewer - \$55.00/mo. avg. Propane - \$120.00/mo. avg.

NOTES: Home to include: Bosch refrigerator, Kitchen Aide double oven, Kitchen Aide silent dishwasher, Frigidaire gallery electric induction cooktop (all new in 2021), microwave, iron filter, water softener, central vac, all window coverings, along with refrigerator, dishwasher and microwave in the basement.

Note: Shelving, cabinets, and work benches in the garage and bonus room next to the master bedroom do not stay.

YEAR BUILT: 2003

BUYER/BROKER CO-OP – 1.6%

SELLING PRICE: \$799,900.00

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

Special Features for 12430 Greystone Drive - ID3880

- Premier location overlooking Arrowhead Golf Course
- New basement carpet – 2019
- New windows – 2012
- New hot water heater – November 2017
- Exterior stained – November 2017
- Chemical free iron removal system
- Standby generator
- Central vacuum
- Two sump pumps with alarm
- Security system with motion detection
- Custom Hunter Douglas window coverings. Add window treatments in 2021
- New paint in family room, living room, kitchen, master bedroom, office, dining room, 1st and 2nd floor hallways in 2021
- In-ground propane tank, owner owned
- Private well
- Central sewer – Shelby County Sewer
- H.O.A. \$300.00 annually. Includes stocked pond and subdivision maintenance
- Water softener with reverse-osmosis drinking water system
- All new smoke/CO₂ detectors in 2021