

LISTING ID #5250



**Listing Agent – Todd Weigandt
(937) 538-0156**

REAL ESTATE LTD.

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

SELLER: Scott Moell

ADDRESS: 10619 Shelby-Fryburd Rd., Wapakoneta, OH 45895

SQ. FOOTAGE: 2,628 Sq. Ft.

LOT SIZE: 5.882 Acres

TAXES: Approx. \$5,000/year (yet to be split)

GARAGE: Two-car attached with basement entry

BEDROOMS: Four

Master	Bedroom #2	Bedroom #3	Bedroom #4
17'8" x 21'2"	11'9" x 11'11"	11'10" x 12'	10'8" x 11'

BATHS: 3 ½

KITCHEN: 12' x 12'10"

DINING ROOM: 9'10" x 11'10"

LIVING ROOM: 13'11" x 22'8"

OFFICE: 10' x 12'

UTILITY ROOM: 6'4" x 9'8"

TYPE OF HEAT: Gas forced air (2 systems) One new furnace in 2024

FOUNDATION: Full finished basement with walkout patio door

FIREPLACE: None

CENTRAL A/C: Yes (2 systems)

DECK/PATIO: Upper Deck: 9'6" x 22' Lower Patio: 19' x 22'

NOTES: Home to include refrigerator, Jen-Air stove, microwave, dishwasher, all window coverings, pool table, central vacuum system, water softener, trampoline in the outbuilding, propane tanks are leased, private well, Wapakoneta School District

YEAR BUILT: 1995
BUYER/BROKER CO-OP – 1.6%

SELLING PRICE: \$625,000.00

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

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Lower Level Includes:

Game Room: 20'4" x 26'9"

Office: 10' x 12'

Bedroom: 10'8" x 11'

Detached 3 ½ Car Garage:

- 24' x 48'
- Electric
- 3' x 16' work bench

Multi-Purpose Building:

- 32' x 74'
- 10' high x 16' wide overhead door
- 14'4" tall side walls
- Cathedral ceiling
- Concrete floor
- Heated and air conditioned
- Wood frame
- Metal siding
- Block foundation

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