

**LISTING ID #5250**



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

**REAL ESTATE LTD.**

90 N. Main St. · Minster, OH 45865 · [www.weigandtrealestate.com](http://www.weigandtrealestate.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

<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>	<b>Bedroom #4</b>
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:** \$575,000.00

**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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