

LISTING ID #5465



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

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

SELLER: Janice M. Bighouse

ADDRESS: 12244 Short Drive Condo Unit #10
Minster, Ohio 45865

SQ. FOOTAGE: 1,408 sq. ft.

LOT SIZE: Shared Common Area – Waterfront on Lake Loramie

TAXES: Approximately \$2,742.06/year

GARAGE: One Car Attached

BEDROOMS: Three
Master 10'5" x 13'1" **Bedroom #2** 7'8" x 10'6" **Bedroom #3** 7'8" x 10'6"

BATHS: 1 ½ baths

KITCHEN: 11'6" x 11' with Sit-at-Bar

DINING ROOM: In Living Room Area

LIVING ROOM: 15'6" x 21'

UTILITY ROOM: Closet Connections

TYPE OF HEAT: Gas Forced Air

FOUNDATION: Concrete Slab

FIREPLACE: None

CENTRAL A/C: Yes

DECK/PATIO: 12' x 14'6" Concrete Patio

PORCH: **Upper Screened in Porch – 8' x 15'3"**
Lower Screened in Porch – 7'9" x 15'3"

NOTES: Condo to include refrigerator, gas range, dishwasher, microwave, water softener, and shelving in the garage. Pier space (1) is included. Mallard Point Condominium Association fee is \$450.00 per quarter. Quality built by Weigandt Development. Great waterfront location on the main lake.

YEAR BUILT: 2003
BUYER/BROKER CO-OP – 2.4%

SELLING PRICE: \$259,900.00

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