

LISTING ID #5495



Listing Agent – Isaac Hoying
937-538-0456

90 N. Main St. · Minster, OH 45865 ·

www.weigandtrealstate.com

SELLER: Doug & Brenda Spieles

ADDRESS: 12299 Short Drive, Minster, OH 45865

SQ. FOOTAGE: 3,485 Sq. Ft.

LOT SIZE: .914 Acre

TAXES: \$8,379.82/year

GARAGE: Oversized 2 car attached garage (31' x 27')

BEDROOMS: 2
Master 13' x 17'6" **Guest Suite** 12'3" x 15'

BATHS: 2 ½

KITCHEN: 23' x 15'

COFFEE/SITTING ROOM: 11' x 12'

DINING ROOM: 12' x 20'

LIVING ROOM: 20' x 17'

GAME ROOM: 17' x 25'

UTILITY ROOM: 8' x 8'6"

BONUS ROOM: 14' x 28' (available to be 3rd bedroom, meets egress)

TYPE OF HEAT: Gas Forced

FOUNDATION: Crawl

FIREPLACE: Yes (2 sided)

CENTRAL A/C: Yes

DECK/PATIO: Lake Side – 756 Sq. Ft. Channel Side – 416 Sq. Ft.

UTILITY COST: **Electric:** AES-\$414 **Sewer:** \$75/mo **Gas:** Propane \$252/yr **Water:** Well

YEAR BUILT: 2019
BUYER/BROKER CO-OP – 1.2%

SELLING PRICE: **1,580,000.00**

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Custom Built Luxury Lakefront Home on Lake Loramie

Experience the pinnacle of lakefront living in this custom built 2019 home perfectly situated on Lake Loramie. Offering 474 lineal feet of waterfront along both the main lake and a private channel, this property delivers exceptional privacy and serenity with no other homes on the channel.

Enjoy 424 lineal feet of sea wall with a lakeside sidewalk and a private 14'6" wide boat slip, creating a true haven for boaters and water enthusiasts. This property also includes a 10' x 18' concrete dock, ideal for guests arriving by water or for conveniently parking jet skis during a quick stop between adventures

This custom build by Weigandt Development reflects luxury craftsmanship and thoughtful design. The home features custom cabinetry and closets throughout a spacious master suite with private porch access and hot tub entry directly from the master bathroom and a guest suite ideal for visitors.

The expansive loft, complete with its own HVAC system, adds versatility and comfort. The game room stands out with custom brick-laid walls, a shuffleboard table, dry bar, and mini fridge, all centered around a double-sided gas fireplace shared with the living room.

Outdoor living is unmatched, with two covered porches – a 756 square foot main lake porch and a 416 square foot channel-side porch – perfect for entertaining or quiet evenings by the water.

Additional Highlights Include:

- Standby generator
- Oversized attached 2-car garage
- Automatic pontoon cover
- 51' x 36' finished, insulated outbuilding with three overhead doors (including one large enough for a pontoon on a trailer), Jackshaft operators, and a 10' covered patio
- Lot size .914 acre

Every inch of this property exudes upscale lakefront luxury, combining sophisticated design, high-end finishes and exceptional waterfront access for the ultimate Lake Loramie lifestyle.

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