

LISTING ID # 2430



Listing Agent - Todd Weigandt
937-538-0156

SELLER: Lammers, Bob & Dorothy

ADDRESS: 13350 Luthman Rd. Minster, OH

SQ. FOOTAGE: 2,607 sq. ft.

LOT SIZE: Approximately ¾ acre with 461' of water frontage on Lake Loramie

TAXES: \$3,938.38 per year

GARAGE: 2-car – attached

BEDROOMS: Three

Master	Bedroom #2	Bedroom #3
12'3" x 17'	12'5" x 13'5"	12'1" x 12'9"

BATHS: 2 ½ baths

KITCHEN: 15'2" x 20'6"

DINING ROOM: Eat-in kitchen

GREAT ROOM: 22'1" x 22'9" – with fireplace

DEN: 10'10" x 16'2" – upstairs

UTILITY ROOM: 7'3" x 9'2"

FOUNDATION: 4' poured concrete crawl space

FIREPLACE: Yes – gas

TYPE OF HEAT: Gas forced air – propane

CENTRAL A/C: Yes

SUNROOM: 11'9" x 12'3"

DECK: Large "Trex" deck – accessible from great room and sunroom

NOTES: Home to include refrigerator, dishwasher, microwave, gas stove, washer, dryer, and all window coverings. Seller has ½ ownership in 20' x 40' wood framed outbuilding. Shared well and propane tank. Central sewage, Time-Warner cable TV and internet. Private maintenance, free boat dock. One of a kind location on Lake Loramie. Minster School District.

YEAR BUILT: 1996

BUYER/BROKER CO-OP: 1.6 %

SELLING PRICE: \$ 395,500.00

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

An opportunity to own a waterfront home on Lake Loramie, Minster, OH

Owners downsizing: selling their 17-yr. old, custom built, 2 story, 3 bedroom, 461 ft. waterfront home in the Minster school district on a peninsula of Lake Loramie. Imagine having a lake-view from every room in the home, your own boat dock and ½ of a 20 x 40 outbuilding. Imagine waking up every day, living in comfort in the middle of nature. Imagine your children/grandchildren enjoying life here.

THE HOME SITE: The mailing address is 13350 Luthman Road, Minster, OH. The home is within Lehmkuhl's North Shore subdivision which has an association to maintain its private roads and common areas. The annual fee for homeowners is currently \$75. per year. A copy of the rules and regulations of the association will be available to serious prospects. Our home is located at the end of this subdivision on Lazy Street. There are two homes on the almost 2 acre peninsula. Each home has deeded ground along with common area. That common area includes a private road and the area around the outbuilding which is jointly owned. Both homeowners, with separate meters share an underground propane tank buried between the two properties. They also share a deep water well for their water supply. This sharing is described in a legal document that will transfer to the new owner.

HOME INTERIOR FEATURES (First Floor):

The Kitchen/Dining Area: Stained Merillat wood cabinetry with Corian tops and tiled backsplashes on two walls. Refrigerator, stove, microwave, dishwasher, stainless steel sink are built in. Corian topped island cabinetry for casual dining. Window seat on south wall provides extra seating at your table. Tile floor in the kitchen work area; carpet in the dining area.

The Entry: Light and airy. 16 ft. high, tiled floor. Guest closet.

The Family Room: Carpeted. A great place for family and friends. Soaring cathedral ceiling, a wall of windows with a lake view, fireplace, desk and book cabinetry sold with the home. There's a windowed door out to the deck and French, glassed doors to Sun Room.

The Sun Room: Tiled floor. Two walls of windows invite the outside in. Windowed door also leads to the deck and another windowed door leads to Master Suite.

The Master Suite: This area includes your carpeted bedroom, a carpeted walk in closet with window, wood shelving, and metal rods to hang clothes. A pocket door separates this from the tiled bathroom stool area, double sinks with ceramic tile top cabinetry, a large mirror and plenty of natural as well as artificial light and all in one fiberglass shower with glass door.

The Laundry Room: Tiled with washer, dryer, metal cabinetry with sink, ironing board in the wall. Enter this from the kitchen and garage area.

Half Bath: Tiled floor, stool, sink, windowed off of the laundry room.

Garage: Two-car garage, sidewalls and ceiling finished. Overhead garage door opener, nice metal storage cabinets with doors. Storage space above garage with pull down ladder. Closet contains hot

water heater, propane gas furnace, water softener, and five-filter reverse osmosis water filtration system. Deep freeze sells with the home. There's an access door to a 4-ft. high, dry, graveled crawl-space under the house. Outside, windowed door leads to nice landscaped area on east side with stone walk to the driveway.

(Second Floor)

An open stairway to the second floor overlooks the family room, sun room and entry.

Bedroom 2 carpeted, windowed, closet.

Bedroom: 3 carpeted, windowed, closet.

Full Bath: Sink in wood cabinet, mirror, linen closet, all in one fiberglass tub/shower and stool.

Den: Owners use this area for an office, exercise and reading.

Attic: Here's the place to store your holiday and seldom used items. Carpeted walk-in off the upstairs hall.

Square Footage: 2,607.

Home Exterior: The front of the home is real stone, the sides and back are cedar. The roof is shingled.

Outdoor Deck: A large outdoor deck is accessible from the family room and sun room. It is made of maintenance free Trex.

The Landscape: The outdoor environment here is very unique. The east end of Lake Loramie has low density boat traffic and very good fishing. Osprey and eagles are seen during the spring and summer months. Ducks, great blue herons and many song birds populate the area.

There are a number of trees on this property, including large and smaller oaks, hickory, ash, willow, maple, blue spruce, hydrangea and even a cypress. The shoreline has all been rocked to prevent erosion. Plantings on all sides of the home, lots of natural rocks, with perennials and bushes enhance the view.

Boat Dock: Off of the shoreline driveway, there's a boat dock with maintenance free Trex flooring and spars for tying up your boat.

Outbuilding: You will own ½ of a 20 x 40 metal outbuilding with some metal cabinetry. It's a great place for outdoor furniture in the winter, boat storage, lawn mowers, etc.

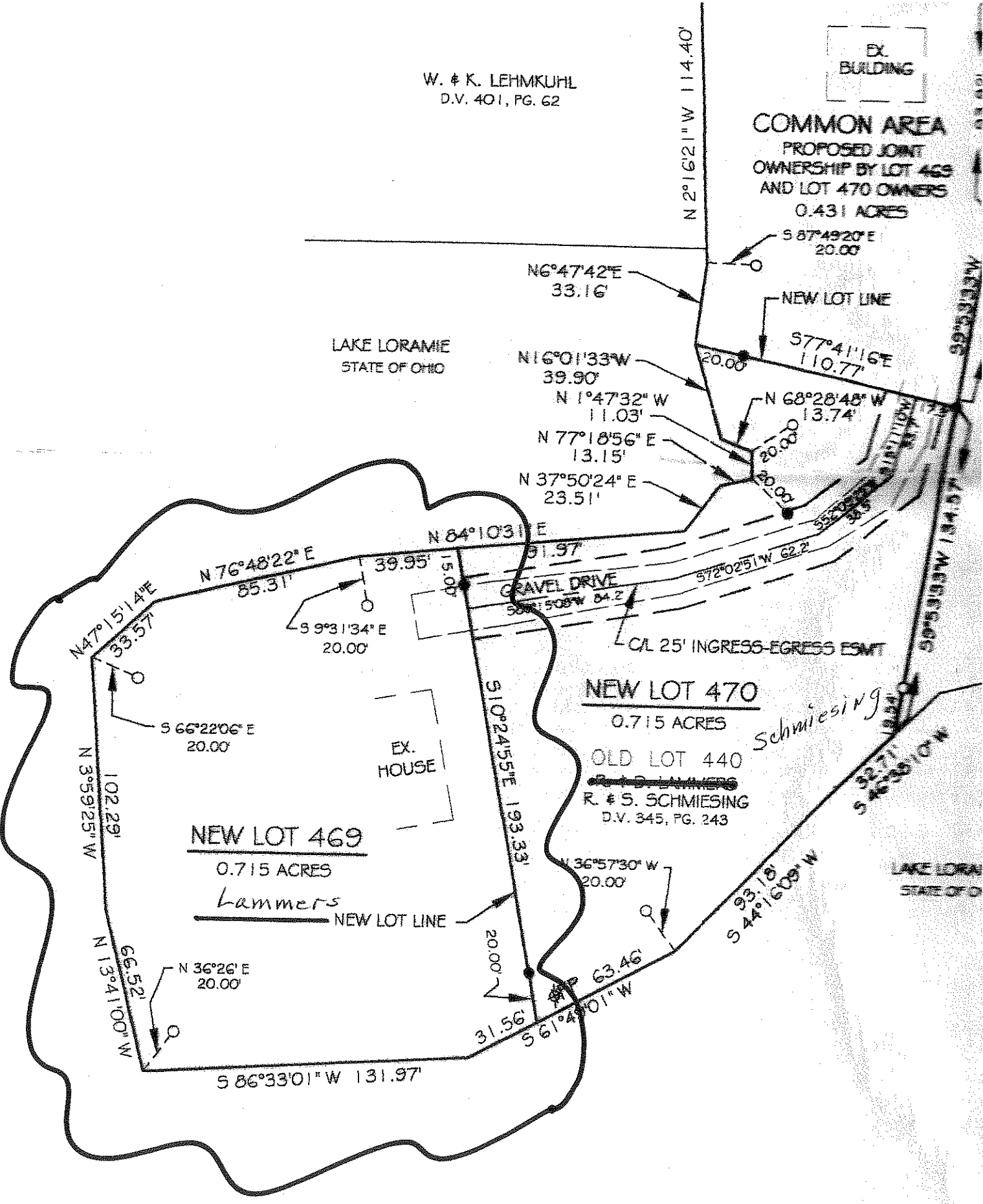
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W. & K. LEHMKUHL
D.V. 401, PG. 62



COMMON AREA
PROPOSED JOINT
OWNERSHIP BY LOT 469
AND LOT 470 OWNERS
0.431 ACRES

LAKE LORAMIE
STATE OF OHIO



N6°47'42"E
33.16'

N16°01'33"W
39.90'

N1°47'32"W
11.03'

N77°18'56"E
13.15'

N37°50'24"E
23.51'

N84°10'31"E
91.97'

N76°48'22"E
85.31'

S9°31'34"E
20.00'

N47°15'14"E
33.57'

S66°22'06"E
20.00'

N3°59'25"W
102.29'

NEW LOT 469

0.715 ACRES

Lammers

NEW LOT LINE

N13°41'00"W
66.52'

N36°26'E
20.00'

S86°33'01"W
131.97'

S61°41'01"W
31.56'

S61°41'01"W
63.46'

N36°57'30"W
20.00'

S44°16'09"W
93.18'

NEW LOT 470

0.715 ACRES

~~R. & D. LAMMERS~~

R. & S. SCHMIESING
D.V. 345, PG. 243

GRAVEL DRIVE

CL 25' INGRESS-EGRESS ESMT

Schmiesing

LAKE LORAMIE
STATE OF OHIO

N 2°16'21" W 114.40'

S 87°49'20" E
20.00'

NEW LOT LINE

S 77°41'16"E
110.77'

N 68°28'48" W
13.74'

20.00'

20.00'

S 72°02'51" W 62.2'

S 32°27'18" W 100.00'

S 46°38'10" W 100.00'