

LISTING ID #3040



Listing Agent – Todd Weigandt
937-538-0156

SELLER: Simons, David & Traci

ADDRESS: 5132 Loretta Lane Minster, OH 45865

FOOTAGE: 4,200 sq. ft. of living space

LOT SIZE: 2.256 acres – located on large pond in Pebblebrook Subdivision

TAXES: \$4,726.50 per year

GARAGE: Three-car – attached – heated – with basement access

BEDROOMS: **Five**
Master **Bedroom #2** **Bedroom #3** **Bedroom#4** **Bedroom #5 (lower level)**
12' x 17'8" 11' x 13'4" 11'8" x 12' 9'6" x 11'8" 13'3" x 14'7"

FOYER: 10'6" x 10' – two story

BATHS: 3 ½ baths

KITCHEN: 10'6" x 14' – with bar area and custom cabinets

BREAKFAST NOOK: 10' x 24' – with skylights

DINING ROOM: 13'4" x 13'8"

GREAT ROOM: 16'6" x 28'6" – cathedral ceiling – overlooks pond

OFFICE: 10'8" x 11' – 1st floor

UPSTAIRS LOFT: 8' x 14' – overlooks great room

UTILITY ROOM: 9' x 12'

TYPE OF HEAT: Gas forced air

BASEMENT: Full 9' finished basement – with garage access

FIREPLACE: (2) gas fireplaces

CENTRAL A/C: Yes

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DECK: 12' x 12'6" – overlooks pond

PATIO: 20' x 30' – concrete edged in brick with hot tub

GAME ROOM: 16' x 26'11" – with fireplace – overlooks pond

LIVING ROOM: 13'6" x 19'6"

BAR/ENTERTAINMENT ROOM: 21'8" x 22'6" – with sit-at bar

DETACHED OUTBUILDING: 22'6" x 45'6" – custom built with loft area, new doors and windows

NOTES: Absolutely gorgeous *custom built* home overlooking large pond located in the area's most prestigious subdivision. Home to include all window coverings, dishwasher, gas range, microwave oven, refrigerator, refrigerator at bar, central vacuum, water softener, and radon mitigation system. Three-car garage is heated. Custom cabinetry and case work throughout the home. Very nice *custom designed* outbuilding.
Pebblebrook Homeowners Association annual dues are \$700.00 per year.
Septic tank pumped and serviced in July 2016.

Year built: 1999 – by Weigandt Development Ltd.

Buyer/broker co-op – 1.6%

SELLING PRICE: \$ 525,000.00

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

Recent Updates and Improvements for ID# 3040 – Simons, David & Traci

- New roof – 2012
- New carpet on first floor and basement - 2013
- Painted entire inside of house – 2013
- Painted all trim and doors – 2013
- Added basement bedroom – 2013
- All new lighting and ceiling fans – 2013
- Complete ½-bath remodel including new vanity and top – 2013
- New air conditioning unit – 2014
- New sump pump – 2014
- New colored patio – 2015
- New hot tub – 2015
- New patio landscaping – 2015
- New front door – 2015
- New entry door and windows in outbuilding -2015
- New electrical panel and additional wiring in outbuilding – 2015
- New reverse osmosis system– 2015
- New refrigerator and dishwasher – 2016
- New plumbing fixtures in bath areas – 2016
- New interior paint and touch-ups – 2016
- New carpet and hardwood floor on second story – 2016
- New carpet in game room – 2016
- Entire house and outbuilding power-washed and stained - September 2016
- Septic tank pumped and serviced – July 2016