

**LISTING ID #5185**



**Listing Agent – Todd Weigandt  
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**REAL ESTATE LTD.**

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

**SELLER:** Niemeyer Properties, LLC

**ADDRESS:** 8091 Access Drive, Maria Stein, OH 45860

**SQ. FOOTAGE:** 2057 Sq. Ft.

**LOT SIZE:** .67 acre wooded lot

**TAXES:** \$929.60/year – Lot Only

**GARAGE:** 3 ½-car garage

**BEDROOMS:** Three  
**Master** 13'1" x 16'3"      **Bedroom #2** 12'9" x 12'10"      **Bedroom #3** 11'6" x 12'6"

**BATHS:** 2 ½

**KITCHEN:** 12'6" x 17'1"

**DINING ROOM:** Open to great room

**GREAT ROOM:** 20'7" x 28'4" with cathedral ceiling

**UTILITY ROOM:** 6'3" x 9'4"

**TYPE OF HEAT:** Gas forced air - propane

**FOUNDATION:** Full 9' basement

**FIREPLACE:** Yes – gas fireplace in great room

**CENTRAL A/C:** Yes

**COVERED PORCH:** 14'2" x 18'4"

**NOTES:** Brand new construction, ready for immediate occupancy. Marion Local School District. Private well. Price includes \$1,500 allowance for closet shelving. House is located on secluded Cul-De-Sac street.

**YEAR BUILT: 2024**  
**BUYER/BROKER CO-OP – 1.6%**

**SELLING PRICE: \$569,900.00**

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