

LISTING ID #5210



Listing Agent – Dean Kemper
937-538-0148

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

SELLER: Keith & Sharon Reeder

ADDRESS: 5257 Prairie View Drive, Celina, Ohio

SQ. FOOTAGE: 4588 Sq Ft – Includes 1948 Sq Ft Finished Lower Level w/9' Bearing Walls

LOT SIZE: .6637 Acres Waterfront Lot

TAXES: \$7,714.82 / year

GARAGE: Oversized Three Car – 33'8" x 27'6" - 22' x 15'8"
Heated / Sink / Washer-Dryer Hookups / Staircase to Basement

BEDROOMS: Five Bedrooms
Master – 28' x 15' / 12' x 9' Walk-In Closet / 12'x 14' Master Bath
Access to Covered Patio overlooking the water 12' x 17'9"
Bedroom 2 – 12'6" x 12'6"
Bedroom 3 – 12'4" x 14'
Bedroom 4 – 16' x 13' Lower level with full bath
Bedroom 5 – 20' x 13' lower level

BATHS: 3 1/2

KITCHEN: 15' x 16'

DINING ROOM: 13'8" x 15' Formal / 15'3" x 15' with Access to Covered Porch Overlooking Lake

FAMILY ROOM: 18' X 21'

UTILITY ROOM: 9'6" X 9'4"

TYPE OF HEAT: Gas Forced Air

FOUNDATION: Full Basement – Lower Level Walk-Out – 1948 Sq Ft Finished with Two Bedrooms,
Wet Bar Area – Full Kitchen – Great Room with gas fireplace – Full Bath – Game area
12' x 17' Covered Patio

CENTRAL A/C: Yes – New in 2021

PATIO: Two Covered Patios / Concrete Patio 22'6" x 18' Located next to Lake & Docks

UTILITY COSTS: Electric \$170.00 mo / Sewer \$94.00 every 3 mos / Gas \$60.00 mo / Water Private Well

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NOTES:

Home to Include:
First Level: Washer/Dryer, Refrigerator, Stove, Dishwasher
Lower Level: Stove, Refrigerator
Window Coverings
Two Boat Docks
One Jet Ski Lift
Concrete Sea Wall
No HOA Fees
No Dock Fee
Roof New in October 2021
Air Conditioner New in May 2021
Water Softener New in 2021
Exterior House Walls Spray Foam & Batt Insulation
Updated Landscaping

YEAR BUILT: 2002

BUYER/BROKER CO-OP – 2%

SELLING PRICE: \$699,000.00

Just in time for summer this unique waterfront property located on Grand Lake Saint Marys includes two boat docks, one jet ski lift, newer sea wall and plenty of outdoor patio space to enjoy! This spacious home includes 4500 sq. ft. of living space, 5 bedrooms, 3 ½ baths, 2 covered patios overlooking the water, and an oversized 3 car garage. Grand Lake St. Mary's State Park is a public recreation area located on 13,500-acres in Mercer and Auglaize counties, Ohio. Grand Lake is the largest inland lake in Ohio in terms of area. The state park is open for year-round recreation, including boating, fishing, swimming, and hunting. Don't miss this once in a lifetime opportunity.