

LISTING ID #5370



Listing Agent – Dean Kemper

(937) 538-0148

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

**SELLER:** Paul Schnell

**ADDRESS:** 13014 Luthman Rd., Minster, OH 45865 Lot 350 Lehmkuhl Replat of lot 2 & 3 Waterfront property

**SQ. FOOTAGE:** Approximately 3,203 sq. ft. of living space

**LOT SIZE:** 100' x 101.68'

**TAXES:** Approximately \$7,246.78/year

**GARAGE:** Oversized 2 car garage with a lot of storage 25'6" x 25'

**BEDROOMS:** Three

<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>
16' x 18'6" (12' ceiling)	12'6" x 19'6" (10' ceiling)	12' x 15' (10' ceiling)

**All bedrooms have full baths with custom showers and custom walk-in closets**

**BATHS:** 3 ½ - ½ bath 6' x 6' with custom sink

**KITCHEN:** 11' x 21'6" with custom cabinets and Corian countertops. Cooktop, oven, refrigerator and microwave to stay

**LIVING ROOM:** 18' x 17'6" – 12' ceilings with custom wood beams. Custom masonry gas fireplace. Plenty of glass for a great view of the lake.

**2<sup>nd</sup> FLOOR**

**SITTING ROOM:** 21'6" x 28'6" Vaulted ceilings with custom wood beams, masonry gas fireplace. Great view of the lake with access to the covered balcony

**UTILITY ROOM:** 10' x 10' custom cabinets and Corian countertops

**TYPE OF HEAT:** Two forced air units, Propane - 1<sup>st</sup> and 2<sup>nd</sup> floors

**FOUNDATION:** Crawlspace

**FIREPLACE:** 3 gas fireplaces – 1<sup>st</sup> floor, 2<sup>nd</sup> floor and outdoor entertaining area

**CENTRAL A/C:** Yes

**DECK/PATIO:** Great outdoor entertaining area. Custom grilling area with fireplace 26' x 20'  
Patio area outside great room 12'6" x 29' Master Suite patio area 9' x 20'  
2<sup>nd</sup> Floor covered patio 12'6" x 28'6" with natural stone epoxy floor  
All outdoor entertaining space has custom slate stamped concrete. Patios have wood stained ceilings.

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

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**NOTES:**

Custom build home for Owner. Home to include all (6) kitchen bar stools. All appliances stay with home – refrigerator, cooktop, oven, microwave, and grill. All T.V.'s stay. Washer and dryer do not stay. Whole house sound system stays. Patio areas have all custom electric roll down enclosures/custom roll down screens to help protect and enjoy your outdoor space even on windy days. New concrete seawall full length of property with concrete cap. Private boat dock for owner and guest. Custom automatic boat cover for boat. Home to include 2015 Hurricane Sundeck Sport 188 boat with 2016 Suzuki 150HP motor. Lehmkuhl's Homeowner's Association fees are \$250/year. Community well, buried propane tank, two on-demand hot water heaters. Standing seam metal roof.

**YEAR BUILT: 2020**

**BUYER/BROKER CO-OP – 2%**

**SELLING PRICE: \$822,500.00**

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