SHELBY COUNTY

home FINDER

AUGUST 2020

A professional Real Estate Guide serving Shelby County and surrounding areas.

This home is offered by Realty 2000 Group.

Visit our website www.sidneydailynews.com to view the Homefinder online.
Welcome to the SHELBY COUNTY home FINDER

www.sidneydailynews.com

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Featured on the front cover this month is a home offered by Realty 2000 Group. For more information on this home, see page 11.

All properties described in HomeFinder are subject to prior sale, change or withdrawal without notice. All materials used in the property offerings have been furnished by the professional Realtors herein represented. HomeFinder, published by The Sidney Daily News, believes all materials to be correct, but assumes no legal responsibility for its accuracy or for misprint or typographical errors that might occur, or for compliance of the respective advertisers with any applicable federal, state or local laws. The HomeFinder is not engaged in the sale of real estate. All inquires regarding properties advertised should be directed to the respective advertisers of the property.

To Advertise Contact:
Connie Rosenbeck
937-538-4660

Email: crosenbeck@sidneydailynews.com

Sidney Daily News

1451 N. Vandemark Road
Sidney, OH 45365-4099

OH-70198059
2225 LEFEVRE ROAD, TROY, OH 45373
4 BED | 3.5 BATH | 3,252 SQ FT | 12.98 ACRE LOT

Features Include:
- Partially wooded lot with a pond
- Barn with a kitchen and finished living space
- Finished basement with egress window
- Miami East School District

MEET THE TEAM

Richard Pierce
REALTOR®
937-524-6077
rtpierce77@gmail.com

Macy Milheim
REALTOR®
937-564-5648
macy.milheim@coldwellbanker.com

Randy Adkins
REALTOR®
937-681-3966
randy.adkins@coldwellbanker.com

Ashley Kraft
REALTOR®
937-214-1199
ashley.kraft@coldwellbanker.com

CHECK OUT THESE HOMES FOR SALE

- 9605 W Us Route 36, Covington, OH 45318
  4 BED | 2 BATH | 1,491 SQ FT | 5.86 Acres

- 3246 Heatherstone Dr, Troy, OH 45373
  3 BED | 2 BATH | 1,732 SQ FT | 0.36 Acres

- 6123 S State Route 202, Bethel Twp, OH 45371
  3 BED | 2 BATH | 1,912 SQ FT | New Build

- 4365 N State Route 48, Covington, OH 45318
  3 BED | 2 BATH | 1,844 SQ FT | 0.91 Acres

Curious as to how much your home is worth in today’s market?
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Why You Should Work With a REALTOR®

There are approximately 3.8 million licensed real estate professionals in the United States, but only members of the National Association of REALTORS® (NAR), Ohio REALTORS® and Midwestern Ohio REALTORS® can call themselves REALTORS® (pronounced REAL-TOR). Looking for a REALTOR®? - When choosing a real estate professional, look for the registered trademark, REALTOR®. Unlike real estate practitioners who are simply licensed in Ohio to sell real estate, REALTORS® pledge to adhere to NAR’s strict Code of Ethics and Standards of Practice. The term REALTOR® stands for competency, fairness, high integrity, and moral conduct in business relations.

What does membership stand for?

Among other things, membership in NAR obligates them to be honest with all parties involved in a transaction, whether it is the buyer, seller, or cooperating agent. The Code requires REALTORS® to identify and take steps to eliminate practices which may damage the public or which might discredit or bring dishonor to the real estate profession.

All new REALTORS® are required to take a minimum of two and a half hours orientation on the Code of Ethics. Existing members must take a refresher training course every two years. Continuing Education – REALTORS® enjoy advanced educational opportunities and training in real estate specialties that are not available to other licensees. Most property transactions are complex procedures, requiring the knowledge and expertise of a real estate professional. There may come a time when you need the assistance of a real estate professional that is specially trained in a specific aspect of the business.

Advocates for Home Ownership

REALTORS® are advocates for homeowners and homeownership at the national, state and local levels. The REALTOR® organization is the ONLY national lobbying group that looks out for the interests of homeowners. Every year, REALTORS® lead the way on Capitol Hill, at the State House and in the corridors of City Hall to keep homeownership a top priority. The industry’s support for the mortgage interest deduction and other related policies helps to keep housing more affordable and makes housing a great investment; through sound housing policies, more home seekers than ever before are enabled to purchase a home of their own.

When the time comes to make the American Dream of homeownership a reality, make sure you utilize the expertise of a professional—a REALTOR® member of the Midwestern Ohio REALTORS®.
104 RUTH ST.
Charming 4 bedroom 1.5 bath home located close to interstate, schools, grocery & YMCA. Great fenced backyard with large shed & patio area. 2 bedrooms are located on the main floor & 2 bedrooms are upstairs. Windows replaced in 2018, patio door 2012 and water & sewer lines were replaced from front of house to street. The basement has been sealed by Ever Dry Waterproofing System and has a transferrable warranty. Peggy Baird 937-726-5630

713 WINDING RIDGE
Wake up to this incredible panoramic view. This beautiful, custom built one-owner home is located on a desirable cul-de-sac. 4 bedrooms, 2 full baths, 2 half bath, oversized 2 car garage sits on 1.49 acre wooded lot with stream. Plenty of room for entertaining in this 3756 sq ft home not including square footage of full finished basement. This is a one of a kind home with too much to mention, from the multiple fireplaces to the double stairway. Minutes away from I-75 for easy access. Call Tammy @937-538-0265 to schedule your showing today.

$399,000

15564 CO. RD. 25A, ANNA
Upon entering through the front door of this historic home dating back to 1880 you will be enlightened from the grand spiral stairway, the original hardwood flooring and soaring ceilings. There is original pocket doors to separate the living room from the family room and I am sure if the walls could talk there would be many stories this home could tell. Stroll to the back of the home and you will find an eat in kitchen and 3 season room overlooking the pond and orchard. Dining room has decorative stove and plenty of room for all the family gatherings, currently being used as sitting room. Machine shed measuring approximately 52x30 with electric for all the toys you may have. Detached 3 car garage and a smokehouse. Call Tammy at 937-538-0265 to schedule your showing.

1966 FAIR OAKS
Attractively refreshed 4 bedroom, 2 bath brick home, family room addition, fenced yard plus storage barn. Living area with wood laminate, oak kitchen/dining, some appliances. Spacious family room, updated gas furnace & central air. Replacement windows, some newer carpet. Lots of space for your family's requirements plus 2-car garage & off street parking.

1555 SWAILES RD., TROY
25 acres just waiting to be developed into a subdivision with several houses or huge lots with only a few homes. Or how about a business with great exposure from I-75. Bring your idea to this rare opportunity to purchase land along Interstate 75. Call Peggy Baird 937-726-5630

SHELBY COUNTY HOME FINDER

www.sidneydailynews.com
**HEMMELGARN REAL ESTATE**

(800) 700-0405  
www.facebook.com/newbremen

**Cardinal Subdivision**  
NEW BREMEN  
BUILDING LOTS  
STARTING AT $39,000  
~ 2 LOTS AVAILABLE ~

**Walnut Subdivision**  
NEW BREMEN  
BUILDING LOTS  
STARTING AT $40,000  
~ 22 LOTS AVAILABLE ~

**View all Homes For Sale 24 Hrs. a Day at www.timselect.com**

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<td>5567 Island View Dr., Celina</td>
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**BOTKINS SCHOOL DISTRICT**  
Building Lot, 2.6 wooded acres,  
0 Ruppert Rd., Wapakoneta.  
Call Tim for Details:  
419-629-2683

**AMSTERDAM CENTER**  
Retail Space Available for lease, 1,206 Sq. Ft.,  
25,000 Sq. Ft.,  
Call Tim for Details:  
419-629-2683

**PIONEER PROFESSIONAL CENTER**  
Office Space Available.  
Call Tim for Details:  
419-629-2683
Phishing, hacking, wire fraud — these are all ways people attempt to steal from others online. As real estate searches and transactions move more and more online, the chances of being caught up in a cyber scam have become even greater.

The National Association of Realtors® warns its members and consumers about one example, a wiring scam during the closing stage of the home buying and selling process. Hackers will break into the email accounts of consumers and real estate professionals to get details about a real estate transaction. The hacker will then send an email pretending to be the buyer, seller, real estate agent or someone else involved in the closing process and say there has been a last minute change and provide new wiring instructions; the instructions send the closing costs funds directly into the hacker’s bank account.

While it may seem like there are hundreds of ways for a criminal to take advantage of a consumer online, there are just as many ways consumers can protect themselves. Here are a few tips to help home buyers and sellers recognize and avoid real estate scams.

Do not send sensitive information via email. Do not send banking information, your social security number or anything else that could be used to comprise your identity over email. If you absolutely must send personal or sensitive information via email, only use encrypted email.

Do not click on unverified email. If you do not recognize the name or email address of the sender, do not open the email. And beware of any attachments or downloadable files from unknown email addresses; they can contain viruses or provide a way for a hacker to access your computer.

Do not use unsecured Wi-Fi. It may seem harmless to check banking information using the free Wi-Fi at your local coffee shop, but using an open connection can leave you vulnerable to hackers and scammers. Only access sensitive information on your home computer or on a secured network.

If you suspect fraud, tell someone. If you suspect that fraud has or is in the process of occurring, contact all parties contacted to the transaction immediately. Unfortunately, often there is nothing that can be done to retrieve money stolen in the scam, however, you should still report the incident to the FBI’s Internet Crime Complaint Center or the Federal Trade Commission.

Why Use a REALTOR®

Working with a real estate professional who is a REALTOR® is in your best interest. Possessing a real estate license does not afford instant REALTOR® status—a distinction of which you need to be aware.

A REALTOR® subscribes to a strict code of ethics, and pledges to provide fair treatment for all parties involved, protect the right of individuals to own property and keep abreast of changes in real estate practice through continuing education and interaction with other professionals. A REALTOR® is a member of local, state and national professional trade associations and has access to a vast array of educational programs, research and resources.
At Gay Smith/Associates, we are taking every precaution for the safety of clients and customers. We ask that you are prepared to visit these homes with equal caution in place.
216 E. Poplar St.
Sidney, OH 45365
937-497-7961

TRUST OUR TEAM - BUYING OR SELLING

1800 Port Jefferson Rd. • NOW $598,000
Enjoy living in one of Sidney’s finest vintage homes! Over 5,000 sq. ft. of living plus a basement. Add the 2 car garage that has an attached workshop and a charming garden house. The home has been completely tastefully remodeled from floors to ceilings, walls opened, windows replaced, the first floor master suite bath remodeled, imported onyx tile added to the entry, completely new kitchen, gathering room fireplace restoned and the list of special features goes on and on. Please call Gay for your private visit. 937-497-7961.

890 Fielding Rd. $165,500
Step up and make this 3 bedroom 2 full bath ranch home your own. Perfect for a family or for sizing down with both a living room and a family room plus an eat-in kitchen. Enjoy the back patio or the covered front sitting porch, the oversized two car garage and most of all the quiet and convenient location.

THINKING OF BUILDING?
Check out the two lots on W. Hoewisher Rd. $27,500 and $29,500 or buy them both and “Let’s make a deal?” The open basin to the back will keep backyard neighbors at a distance, and be like the basin by Twinbook and by Westminster. A nice extra space.

0967 Lock Two Rd., New Bremen • $369,000
This property is the very best! Enjoy the century brick home with its 4 bedrooms, 3 full baths, updated kitchen with skylights, formal dining and living and the adjoining apartment with its mini kitchen, full bath, living room and bedroom. Put your vehicles and “toys” in the 3+ car garage, go out and fish for a bit in the stocked pond and then go to the 40’x64’ barn that has another party room apartment with another kitchen and full shower bath plus a gigantic work area fit for a travel trailer or a semi-truck and trailer or just for an indoor playground. Location is great for St. Mary’s, Celina, New Bremen, Wapak, Anna, Botkins, or Sidney. An easy drive and worth the time!

44 Meadowlaine Dr. $214,000
Give Brian Strunk a call (937-726-7461) and take a close up look at this “like new” older home that features 3 bedrooms and a bath and a half, with just about everything new from the roof down to the finished basement. Take a look online and make that call.

Be Safe! Stay Healthy!

www.gaysmith.com
Search for your dream home and see virtual tours at www.HERrealtors.com

124 N. Main Ave., Sidney, OH

HER Realtors

Stephanie Watercutter Realtor
937-414-1865

Connie Watercutter Realtor GRI, ABR, SRES
937-538-0531

Barb Rank Realtor
937-478-7551

Amy Watt Realtor/Manager
937-216-7846

Tammy Everett Realtor
937-489-0962

Kamille Lamberts Realtor
937-710-8345

Brenda Davis Realtor
937-638-5266

Rose Lamar Realtor
937-489-3242

Jerri Barlage Realtor
937-597-7115

Troy Kies Realtor/Auctioneer
937-726-8970

Matt Watercutter Realtor
937-538-0588

1203 ARTHUR CT.
Lovely, well cared for property! Three bedrooms, 2 full baths, great room opens to the kitchen and dining area and a beautiful sunroom. The fee is $130.00/monthly and includes grass mowing & edging, fertilizing 3 times a year, mulching, bush trimming and snow removal. HUD Case #413-521158. Property is eligible for FHA financing with repair escrow (IN) Talk to your lender to ensure condo qualifies for FHA financing. Property sold ‘As Is’ with no guarantees or warranty by the seller. Rely on your own inspections.

Contact Barb Rank at 937-478-7551

NEW LISTING

610 PARK
Awesome investment opportunity with newer roof and kitchen cabinetry. Has separate dining space and laundry room.

Contact Rose Lamar with the Welcome Home Team at 937-489-3242

PENDING

1659 TIMBERIDGE
AMAZING, IMMACULATE, SPECTACULAR. Custom built ONE owner home!! LOADED with amenities! The 16X21 ft. kitchen with Island/bar area & large brick (2 sided) gas/wood fireplace and tiled flooring, custom Amish built solid oak cabinetry, walk-in pantry, solid oak trim & 6 panel doors throughout, solid oak staircase, 1st. Floor master bedroom, large 8X10 master bath w/1x9 walk-in closet/dressing room. Sit out back on your private deck and enjoy the wooded view & wildlife or cozy up to the beautiful fireplace! Extra amenities include: 2-40 gal. water heaters, walk-in storage closet in utility room, upstairs 2X22 bonus/game room, skylights, cathedral ceilings, 2 separate storage rooms in basement w/built in shelving, electric fireplace in family room, 4 large windows in family rm replaced 2018, gas furnace & AC unit replaced 2014, roof replaced 12-2011, home has 10" thick concrete basement walls NO CRACKS!!!

Contact Rose Lamar at 937-489-3242

PENDING

1824 ROBERT PL
Looking for low traffic area but close to all amenities? You have found it with this home. Located on a dead end street you will find this 3 bedroom 1 bath gem with a brand new roof and fresh paint throughout. The nice size kitchen opens into the dining room which allows you to enjoy the view of the backyard.

Contact Jerri Barlage with the Welcome Home Team at 937-597-7115
**NEW LISTING**

308 W. NORTH
ANNA location! Over 1700 sq ft of living space. Woodwork is original and beautiful. Wood floors in the rooms and large closets. Tons of updated! Since 2011 the home has a new roof, siding, electrical upgrades and 200 amp panel. Windows, entry and storm doors, light fixtures, bathroom fixtures and kitchen updates. First floor laundry. Enjoy the front porch and watch the trains go by. Great lot size. Great price for the sq footage. Make this your home for your heart! Tracy Comer 937-658-3008, Nikki Loudenback 937-726-5767

**NEW LISTING**

210 BROADWAY
North End Home with Three Bedrooms and 1.5 bathrooms. Fenced in yard. Tim McMahon 937-658-3625

**NEW LISTING**

211 N. RAUTHLAN, WAPAK
Nice home with many updates All updates within the last two years. New roof 2020, new gas line 2020, vinyl plank flooring 2019, new windows and new sliding door 2018. Tim McMahon 937-658-3625

**NEW LISTING**

1134 ONTARIO CT., SIDNEY
Immaculate and Stately! Custom built home. Every detail represents the well thought out quality and personality in this all brick, with stone front exterior accent wall. Nearly 5000 sq ft of living space. Over 1 acre in a cul-de-sac. From entry to sunroom/porch, you can see all the way back to wooded tree line. Kitchen is a dream! High counter bar, 8ft. island, 8ft mantel hood, gas stove, hidden fridge and dishwasher to match the custom cabinetry, abundance of cabinets and shelving. Walk in pantry. Gas fireplace. Retire after working in your study/office to the sunroom porch. 4 bedrooms, 3 full baths. Master suite is a must see. Master bath has 2 sides with custom details. Spa tub and beautiful vanities. Shared shower in the middle. Formal dining with butler pantry. New patio with large covered pergola. Attached heated 3 car garage. Central vacuum system. Spacious very spacious, full basement with 2 water heaters and 2 furnaces. Also, a shelter room in the basement. It's one of a kind in Sidney. Built by Westerheide Custom Builders. Nikki Loudenback 937-726-5767

**NEW LISTING**

111 DEER DR., NEW BREMEN
Check it out! You won’t want to miss this nice ranch home in New Bremen. Vaulted living room with big picture window. Kitchen and dining area, oak cabinets and wood floors. All the appliances stay and are less than 6 yrs old. Utility room has wash sink and include the washer and dryer. 3 bedrooms and 2 full baths. Master bedroom has trey ceiling, walk in closet and stand up shower in the bath. Great floor plan with split bedroom floor plan. Nice curb appeal. Front porch is for sitting. 2 car attached garage. Close to school. Come check it out! Nikki Loudenback 937-726-5767

**NEW LISTING**

1434 WESTWOOD
Beautiful and custom built by Westerheide Builders! Over 3000 Sq Ft. with room addition. Covered porch, mature trees. Kitchen boasts of oak cabinets, tile floors, back splash, Granite island and Corian counters. Built in desk area, double ovens, specialty pantry and eat at kitchen island. Kitchen opens to dining area, family room with stone fireplace. Pella windows. 1st floor includes, Formal dining area. Front room for office or formal living room. An AMAZING addition with full windows, tile floor, high vaulted ceiling added on in 1996 by Ratemann Custom Builders. Second floor includes master bedroom, walk in closet, vanity area and master bath. 4 total bedrooms on 2nd level. New roof 2015. Garage is heated, hot and cold faucet, floor drain, 3 spaces for vehicle or additional storage. Nikki Loudenback 937-937-726-5767

**NEW LISTING**

619 N. OHIO
Great opportunity for an Investor. Close to downtown. Want it for your own home? Live on one side and rent out the other side to make your payment. Tim Gleason 937-492-8055

**NEW LISTING**

721 N. VANDEMARK
High visibility location on Sidney's West side. Currently used as a car wash, however the location would be great for many uses. Zoned B-2. Tim Gleason 937-492-8055
UNDER CONTRACT
329 S. MIAMI AVE.
Move in Ready! Nice 3 bedroom and 1 full bath. New wood laminate flooring throughout with new carpet in all 3 bedrooms. Updated bathroom. 3 car detached garage with 1 bay being rented out at $600 annually per year. Partial basement with laundry room in basement and closed in back porch and nice covered front porch. This home could easily be turned into additional living space. New Sewage has been replaced. $198,000. Call Dennis!

4366 RUSSIA VERSAILLES RD.
Attractive 3 bedroom home with 2 full baths. Large living room and dining room combo. Home sits over 500 ft off the road with 60 ft wide lane with mature white cherry trees. The land opens up to 20 plus tillable acres and 20 plus wooded acres at the south end of property. Full walkout basement that could make an awesome indoor-outdoor entertainment area. Newer roof and well pump in last 4 years. $500,000. Call Dennis!

10088 COLLINS RD.
Freshly renovated ranch home tucked away on 2 secluded acres outside St. Paris. This well pump in last 4 years. $500,000./uni00A0Call Dennis!/uni00A0 could make an awesome indoor-outdoor entertainment area. Newer roof and
cathedral cabinetry and new stainless steel appliances dominate the kitchen. In
of this spacious ranch. Towering vaulted, beamed ceilings grace living room with
Breathtaking/uni00A0is the best word to describe your reaction as you enter the threshold
UNDER CONTRACT
3233 CAMBRIDGE DRIVE
Exquisitely transformed, spacious full brick ranch with enormously open floor plan. Totally new kitchen with stainless steel appliances, stunning white cabinetry with brush nickel pulls and accenting mosaic patterned silver backsplash. Oversized expansive living room and adjoining dining room featuring full brick fireplace and french doors leading to rear patio. Roomy master suite offers renovated bath with glass corner shower installed. Updated hot water heater, furnace, some
electric, completely updated Pex plumbing system, central air, ceiling fixtures, flooring, carpet, trim, both baths, kitchen, drywall, trim, and more. Oversized 2 car garage, workbench and storage cabinets. Big back yard with mature shade trees. Recently landscaped. $224,000. Call Pattie!

136 TERRENCE DRIVE
Breathtaking is the best word to describe your reaction as you enter the threshold
UNDER CONTRACT
416 E. EDGEWOOD ST.
One of the best thought out floor plans along with pride of ownership is evident in this one owner all brick home on a full basement. All bedrooms are carpeted with the balance in beautiful custom, oak parquet flooring. Oversize two car garage plus a storage shed. $184,900. Call Caven!

621 FAIR RD.
Charming 3 bedroom home with 1 bath with a soaking tub and full shower plus a 1/2 bath on the main floor. Hardwood floors throughout the home. Awesome front porch and a screened in back porch. Beautifully landscaped yard. All blinds and shutters stay with home. Full basement with a walkout entry to the backyard. $169,900. Call Dennis!

807 FAIR RD.
Well preserved one family home from 1906. Home has 3 bedrooms and 1 full bath. Nice 7x26 front porch with new composite decking floor and newer vinyl railing. Enclosed back porch. Off street parking with a 1 1/2 car garage could also have parking from alley. Close to schools and I-75. Full
basement. I&I Sewage has been done. $149,900. Call Dennis!

208 N. LINDEN AVE.
This is a perfect place to call your own! Three bedrooms and 1 bath, nice eat-in kitchen with all appliances staying! Bathroom has recently been tastefully updated and wait until you see the custom wall unit in living room! Newer roof, windows, doors and flooring. This sits on a crawl space with a single car garage that enters into the laundry/mud room. Think check out the back yard! Large and shaded! Don’t miss out because it won’t last long! $137,000. Call Rita!

727 MARILYN DR.
This brick and vinyl ranch has been massively updated for your piece of mind. Kitchen is graced with rustic appealing solid wood cabinets and new complimenting ceiling fixtures. Huge family room addition leads to tranquil paver patio and fantastic corner gazebo. Master bedroom leads to convenient 1/2 bath and laundry area. Updates include furnace, roof, Anderson windows only 1 year old, transferable warranty, ceiling fans and fixtures, double concrete driveway and privacy fence. $134,900. Call Pattie!

819 E PARKWOOD ST.
You will enjoy this spacious four bedroom, two story home with three-car garage and full basement. The deck off the family room is perfect for grilling and entertaining. Roof and garage doors were new in 2018. $225,000. Call Caven!

109 RUSSIA RD.
This “Piece of Paradise In Town” is bursting at the seams with amenities to satisfy everyone in the family! Privacy fence borders entire rear and side yard. Two massive paver fire pit gathering areas, 2’x 2’ all aluminum above ground pool, security fenced deck. Workshop with electric. Master bedroom and hallway has cherry hardwood floors. Updated master bath. Spacious eat in kitchen with double sink and 4x4 walk in pantry. Rear bedroom leads to 12’x 16’ rear deck. Attached garage has abundance of storage cabinets and workbench. Roof new 2016, windows and garage doors 2017, C/A-Fall 2018. $179,000. Call Pattie!
554 CAMPBELL RD.
Recently updated, 3 bedroom home located on 3 corner parcels. Convenient first floor bedroom and bath. Spacious breakfast nook adjoins charming country kitchen, updated with additional cabinetry matching original ones. Choice of gas or electric range hook-up. Welcoming living room flows, into spacious, versatile dining room. Bath has new vanity, fixtures, medicine cabinet, mirror, above-steel cabinet and inset-cubical storage. Bedrooms upstairs offer abundance of closet storage, deep full length dressers atop of stairs. New roof December 2019; new carpeting upstairs and flooring in kitchen, bath and bottom landing of staircase. Freshly painted throughout. Updated furnace, windows, hot water heater within last 10-15 years. $49,900. Call Pattie or Caven!

532/534 S. MIAMI AVE.
Great opportunity to live in one side of this duplex and let renter on other make your house payment. Currently 3 bedroom side, 534, is vacant, freshly painted and ready for immediately occupancy either for yourself or renter of your choice. The entire structure updated made within past 10 years including furnaces, wiring outlets and switches, plumbing, hot water heaters, central air conditioners, light fixtures, siding, soffit, fascia and windows and sewer line. Each side has its own basement entry for storage. Laundry hook ups in each unit. Don’t miss out on this turnkey income producing investment property. $59,900. Call Pattie.

126/128 WIKE STREET
Live in one side, rent out the other, let tenant pay your mortgage on this profitable duplex! Each side has 3 bedrooms, equipped kitchens, separate living room with decorative fireplace, 1st floor laundry, separate basement storage. Detached garage with workspace. Updated roof, siding, windows, electric service boxes and flooring. Turn-key opportunity for investor looking to expand their rental portfolio. $69,900. Call Pattie.

301 S. WILKINSON
Cute and cozy 2 bedroom Dollhouse with convenience and comfort. Looking for fantastic starter home, why pay rent when you could own for less??? Investors looking for Turn Key income producing property, this would be a great opportunity to expand your rental portfolio. Updated windows and bath within 10 years. Storage shed for season items. Chain link fence surrounds shaded, deep rear yard for security and peace of mind for pets and children’s play. Private rear patio for grilling and relaxing. Larger than it looks, this Charming is complete with 21’ enclosed rear porch with utility and breakfast nook area. $39,900. Call Pattie or Caven!

547 CAMPBELL RD.
Great opportunity for starter, downsize or income producing investment property. Basic 2 bedroom single floor planned home with additional study/playroom or office off back bedroom, would make nursery for new parents. Nostalgic kitchen with wood cabinets, knotty pine walls, original corner hutch and arched doorways, laundry room off kitchen offers additional storage. Updated furnace and hot water heaters. Deep, partially fenced back yard leads to newer 2 + car detached garage for that desirable ‘Man Cave’ and additional one car garage, alley access. In need of TLC, but definitely worth investment and your personal touches transforming into cute dollhouse for yourself or potential tenants. $59,900. Call Pattie.

106 S. PIKE STREET
There are 4 lots making up this property. There are two tenants in the two rental units and a warehouse space in back of the building. Unit #1 - 1 bedroom rents for $350 per month Unit #2 - 2 bedroom rents for $400 per month. There is a tenant sharing the yard. There is a warehouse in the rear of this property, that is approx 4500 sf. A great place for storing boats, campers and cars. $68,000. Call Deb!

338 SIXTH AVE.
LOCATION, LOCATION, LOCATION! SELLER WILL GIVE $2,000 FOR ANY REQUIRED ITEMS NEEDED TO COMPLY WITH BUYERS LOAN OR TOWARDS THEIR CLOSING COSTS. 2 bedroom dollhouse ranch would make fantastic rental property, starter or downsize home close to shopping, restaurants, hospital and quick I75 access. Recent updates include windows, electric, plumbing, ceiling fixtures and outdoor lighting. Flooring, additional kitchen cabinets, updated bath vanity, toilet, flooring and front entry door. Some never sided. Huge eat in kitchen with walk in pantry. Spacious bedrooms. Rear deck overlooks private fenced in back yard. Side drive offers off street parking. 12x20 storage shed with new siding. All appliances, which are new, are negotiable. $57,000. Call Pattie!

513 FAIR RD.
Great investment opportunity if you want to get your hands a little dirty and bring this little gem back to life. 3 bedroom and 1 1/2 bath house with full basement that could be turned into excellent entertainment room. Has gas forced air and at one time central air. Close to schools and I-75. Being sold AS-IS. $39,900. Call Dennis.

525 N. WEST AVE.
Diamond in the rough! Solid hard woodwork, stairs, original hardwood doors and trim. Hardwood floor under carpet. Spacious dining living room with brick fireplace and above with triple windows with morning exposure. Breakfast room with built in buffet. Kitchen has massive walk in pantry. All bedrooms upstairs have nice sized closets. Huge bath offers opportunity for absolutely amazing transformation. Stairs to 3rd floor attic, primarily floored, for extra storage and stained glass inset windows. Alley access for off street parking. Presently in the process of being cleaned out and possibly having personal property auction after, however seller wants to go ahead and let those who can see past ‘stuff’ purchase in need of replacement. $34,900. Call Pattie.

629 MIRES LANE
Great retirement, starter home or investment property. This great little home is just waiting for someone TLC. All of the windows are newer and the roof was done in 2001. There are hardwood floors throughout the home, just waiting for your special touch. Nice one car garage will give you plenty of outside storage. This home is being sold as is. $45,000. Call Deb!

53 ACRES 25A
Located on the northeast corner of 175 and 25A and zoned business. Great location for truck stop, service station, restaurant, or any other business needing high traffic and high visibility. Call Caven!

5494 BEHM ROAD
Since 1930 Behm’s Landing has been serving delicious meals and memorable views on Grand Lake St Marys. Family owned and family run for generations this is your opportunity to acquire this turnkey operation. $359,000. Call Caven!

100 ACRES THOMPSON-SCHIFF
One of the last large undisturbed tracts of land near Sidney. Great for hunting and other outdoor recreational activities. Plum creek flows for over 2700 feet on the west side of this property. Could be one large homeste or develop. Call Caven!

4263 N. ST. RT. 48
Tremendous opportunity for expanding business associated in light industrial/ manufacturing/assembly, expediting or warehousing. Centrally located between Troy, Piqua, and Greenville. This 23,466 sq. ft. structure consists of multiple areas which could be divided into separate operation facilities. It has 5,922 sq. ft. office, 10,996 sq. ft. light industrial, and 6,526 warehouse area. Eve height is 12’ with clear span of 70’ x 165’. Five drive in doors and two loading docks. Electrical power is 800 Amps: 240/480 volts. Formerly the GM Mechanical building, previously renovated in 2001. Situated on 8.3 acres with private/gated asphalt drive and surrounded by woods. $389,900. Call Pattie or Caven!

532 S. MIAMI AVE.
Are you looking for an investment property or someone to pay your monthly mortgage payment? This home can be either. Two bedrooms up, two bedrooms down. Comes with range and refrigerator. The 1 & 1 has been done. Separtate meters. $65,900. Call Caven!

6987 OH-70197735
336 FAIR street
Great opportunity for expanding business associated in light industrial/handling. Located on the northeast corner of I-75 and 25A and zoned business. This location is centrally located between Troy, Piqua, and Greenville. This 23,466 sq. ft. structure consists of multiple areas which could be divided into separate operation facilities. It has 5,922 sq. ft. office, 10,996 sq. ft. light industrial, and 6,526 warehouse area. Eve height is 12’ with clear span of 70’ x 165’. Five drive in doors and two loading docks. Electrical power is 800 Amps: 240/480 volts. Formerly the GM Mechanical building, previously renovated in 2001. Situated on 8.3 acres with private/gated asphalt drive and surrounded by woods. $389,900. Call Pattie or Caven!

498-4725
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When drafting a to-do list for home improvements that can increase home value and appeal, several renovations may be atop homeowners’ lists. While kitchen or bathroom remodels may be popular renovations, homeowners also should consider outdoor lighting schemes that can make homes safer and more alluring.

Outdoor lighting serves various purposes. Such lighting can draw attention to more impressive parts of a property. In addition, such lighting can improve security and deter criminals.

To get started, homeowners should first examine the exteriors of their homes and make note of existing lighting and where improvements can be made. If you’re not sure where to begin, speak with an electrician or a landscape designer, each of whom can offer suggestions on lighting and which options are the best fit for your particular property.

Next, you’ll want to consider efficiency and function. The United States Department of Energy suggests incorporating energy-efficient lighting, including energy-saving LED bulbs or fluorescent lights, into your plans. Timers and other automatic controls can prevent waste by turning lights on only when they are needed. Solar lights can be used as accent lights, further saving energy.

Beauty
When addressing aesthetics, think about the appeal of an accented landscape. Include lights to frame the front door and call attention to certain elements, such as decorative trees or water features. Use lights to light up deck stairways or to accent planters. Speak with a lighting professional about how to position lights to cover the most territory in the most attractive way possible.

Safety
Safety is an important consideration when improving a home. Lighting can help illuminate potential hazards or draw attention to borders or property boundaries. Navigating in the dark can be treacherous, so put lights along pathways and near pools or spas. Be sure that lights will clearly mark other walkways around your home, such as those leading from doors to the yard or from the garage to where trash and recycling pails are kept.

Security
Added security is another reason to install more exterior lighting. Dark homes are attractive to burglars. Eliminate dark corners by lighting up areas where thieves may be able to gain access to your home. This includes areas near doorways and ground-level windows. Install motion-sensor lights in such areas so you are not wasting energy.

Lighting may not only deter human intruders, but also it can scare away animals. A raccoon, skunk or opossum may think twice about hanging around your home when your property is bathed in a spotlight.
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A home is one of the most important assets people will ever buy. Homes are where memories are made and you want to work with the best and someone you can trust. -Warren Buffett, CEO, Berkshire Hathaway Inc.

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