

SHELBY COUNTY

home **FINDER**

FEBRUARY 2023

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



This Home is offered by: Berkshire Hathaway HomeServices Professional Realty.

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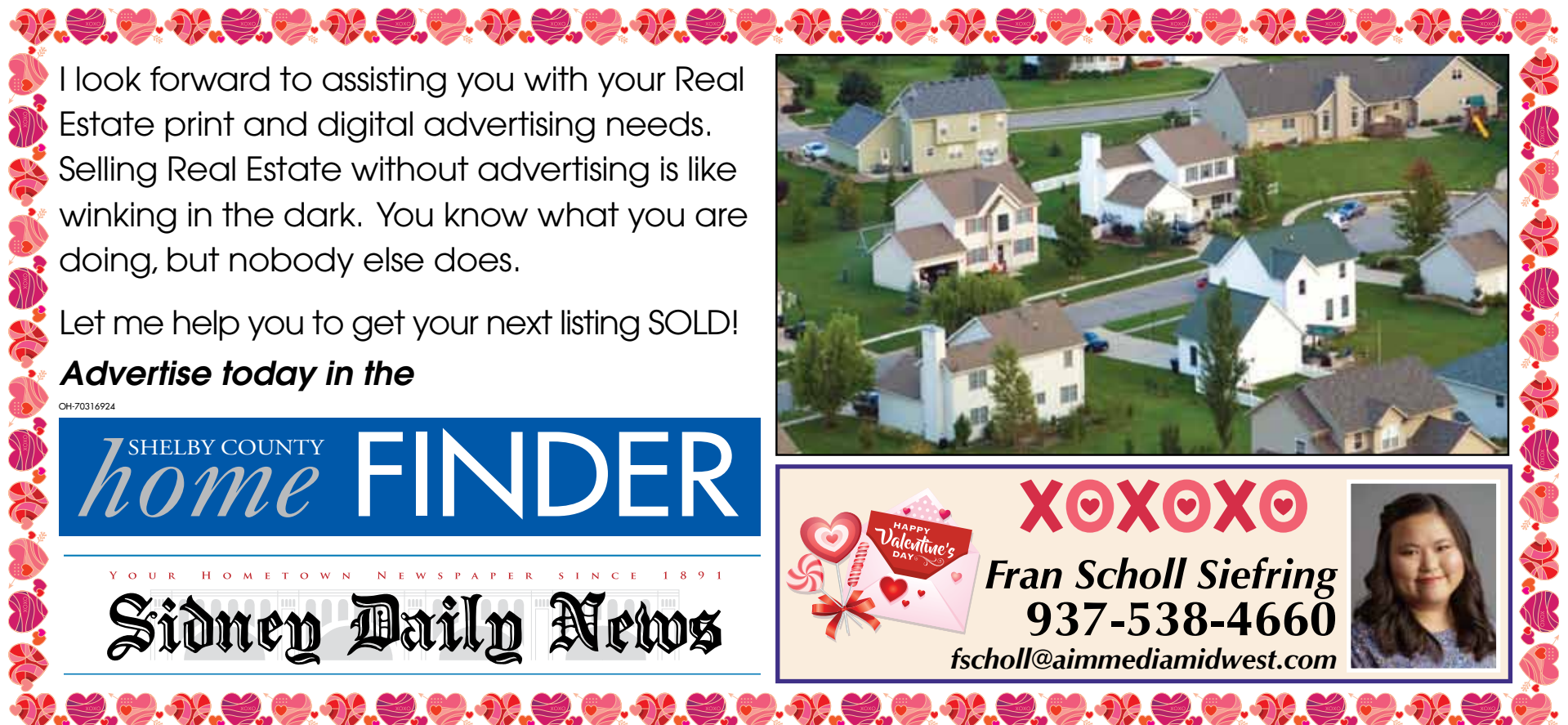
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Timber Trail Subdivision - Anna

4 YEAR TAX ABATEMENT



113 Camdyn Trail



115 Camdyn Trail

Under Construction

Features include:

- 2000 sq. ft. living space
- 800 sq. ft. 3-car oversized garage
- Appliance & landscaping allowances included
- .51 acre lot in Anna with city utilities
- 3 bedrooms
- 2-1/2 bathrooms
- Full 9' basement with bathroom rough in



- Amish-built cabinets & quartz countertops throughout
- Cathedral ceilings
- Foam spray insulation
- Luxury Vinyl Plank Flooring
- Large concrete back patio

Under Construction

Features include:

- 2140 sq. ft. living space
- 971 sq. ft. 3-car oversized garage
- Appliance & landscaping allowances included
- .51 acre lot in Anna with city utilities
- 3 bedrooms
- 2-1/2 bathrooms
- Full 9' basement with bathroom rough in
- Additional basement access from garage



- Amish-built cabinets & quartz countertops throughout
- Cathedral ceilings
- Foam spray insulation
- Luxury Vinyl Plank Flooring
- Large concrete back patio



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124 N. Main Ave., Sidney, OH



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Amy Watt
Realtor/Manager
937-216-7846



Troy Kies
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937-726-8970



Jerri Barlage
Realtor
937-597-7115



113 S. SIXTH ST., COLDWATER

Large 2 story home offering a large living room as you enter the home which leads into the kitchen. Also, on the main floor you will find a full bath, large dining room that looks out into the backyard and a small family room. On the 2nd floor you have 3 bedrooms and a master bath. If this isn't enough space for you then come see the full unfinished basement with an outside entrance into the backyard. Enough space to fill your imagination.

Contact Jerri Barlage with the Welcome Home Team at 937-597-7115.



PENDING

236 E. BENNETT ST., SIDNEY

Move in ready and just in time for the holidays!! This cute, comfy and cozy 3 bedroom, 2 bathroom ranch home sits on a very nice corner lot and has been newly updated throughout and is ready just for you. Open floor plan that is really nice for those gatherings. All appliances stay including the washer and dryer. Fenced in backyard for privacy and new concrete patio that will be great for entertaining in the Summer months. Close to the Moose, I-75, schools and downtown. This will not last long!

Contact Barb Rank 937-478-7551.



SOLD

610 MIAMI AVE., SIDNEY

Inviting front porch to this charming 1.5 story home with tons of space. New roof was put on in 2018. This home has 3 bedrooms and a full bath and a half bath. Very large living room with electric fireplace and natural woodwork throughout. Nice walk-in pantry off the kitchen. Upstairs bedroom has built-in dresser's and walk-in closet. Nice open area in upstairs for kids play area with built-in cabinets. The basement has an abundance of storage and a nice work area. Has wash tubs for your laundry needs and a tankless gas water heater. Very nice fenced in backyard with patio. Should go FHA or USDA.

Contact Barb Rank at 937-478-7551.



221 SECOND ST., PIQUA

Nice size ranch home on a large corner lot with a concrete pad to add your garage on. Home offers 2 beds 1 bath with an eat in kitchen.

Contact Jerri Barlage with the Welcome Home Team at 937-597-7115.



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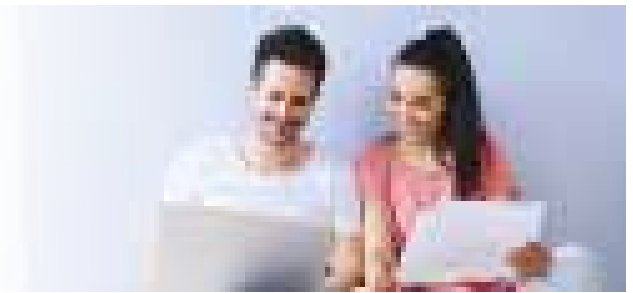
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A rundown on DIY demos



Homeowners looking to make improvements to their homes likely want to make such projects as budget-friendly as possible. After soliciting estimates from contractors, homeowners may seek to do some work themselves in an effort to cut costs. That is why many individuals opt to handle demolition and other preparatory tasks before contractors get started. There are important things to keep in mind when doing demo.

- **Prybars are your friend.** These tools, sometimes called crowbars, can be used to remove nails or pull materials apart.

- **Cover vents in the space where you're working.** Construction dust can be sucked into the HVAC system and cause furnaces to clog. This also may cause the distribution of dust throughout the home.

- **Use safety gear.** Always wear safety goggles, gloves, boots, and other equipment as needed to remain safe.

- **Get a power saw.** Circular saws and reciprocating saws can cut through various materials, making faster work of demolition.

- **Exercise caution when removing drywall.** You don't know what is behind the drywall,

including electric wires, so be careful when choosing a spot to make the first hole in the drywall.

- **Get a trash container with a gate.** You'll save yourself some aches and pains by being able to fill a wheelbarrow and dump in into the container, rather than having to toss debris over the top.

- **Bust up heavy or bulky items.** Cast iron tubs and shower surrounds can be heavy and difficult to move. Unless it's a family heirloom, cut or break large items into pieces to remove them more easily.



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Susan Shaffer
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1119 FAIRMONT DR., SIDNEY

Move in ready, 3 bedroom, 1 full bathroom home. New vinyl flooring throughout kitchen, dining, living room and hallway. Open concept from kitchen to living room. One car attached garage and private backyard with patio. Call for a showing today!



1251 ERIE CT., SIDNEY

Open concept, very well maintained, great location, and located on a cul-de-sac are just a few things you will love about this home. This 3 bedroom, 3.5 bathroom home is move in ready. Some of the best features of the home include; great natural light with big windows and custom blinds, private office, large mudroom off of garage, 4 car garage with additional stairway to basement, vaulted ceilings in living room, 9 foot ceilings in finished basement, excellent storage space, wheel chair accessible doors in master bedroom and bathroom, and a beautiful private backyard to watch the sunset. Call for a private showing today!

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**Fairview, Sidney
• \$89,900**

2.44 acres zoned for single family, duplex, school or church or recreation...not for commercial use. Located off Fourth Ave. between Campbell and Michigan.



**N. Co. Rd. 25A,
Piqua • \$699,000**

34 acres well located near I-75 access and schools with utilities available for development...24 acres tillable with 6 acres in woods. Excellent future development potential.



876 Chestnut Ave. • \$189,900

Comfortable, private, family perfect 3 bedroom 2 full bath ranch home with hardwood floors, a woodburning fireplace in the family room, separate living room, galley kitchen with nearly new appliances, an attached garage and a carport, a wrap around deck and fenced backyard and a semi-finished basement. Super location.



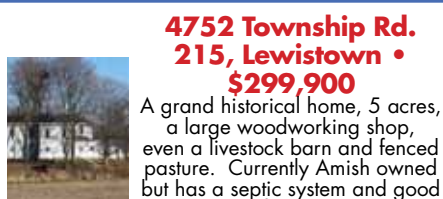
**536 - 536-1/2 S. Franklin
Ave. • \$205,000**

A double with each side offering 3 bedrooms, a bath and a half, kitchen, dining and living and even a basement! No garage but space for off street parking.



**316 N. Main St., Jackson
Center • \$64,000**

Less expensive than rent! This 3-4 bedroom 1 1/2 bath story and a half home is in the center of town. It sits on a large lot, has new flooring and paint and is move-in ready. Needs wardrobes for extra convenience. Good solid home.



**4752 Township Rd.
215, Lewistown •
\$299,900**

A grand historical home, 5 acres, a large woodworking shop, even a livestock barn and fenced pasture. Currently Amish owned but has a septic system and good well. Tons of options. Check it out on line....www.gaysmith.com.



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58.55 acres of tillable land just beyond Troy's Northern boundary. **READY FOR DEVELOPMENT!!!!** "No one is making more land!" Give Gay a call!



1073 N. Main Ave.

Everything you are looking for...2 main level bedrooms and a full bath, an open living room, kitchen and dining plus utility. Two bedrooms upstairs and a full basement...add the fenced backyard and the 3 car garage to the back. NICE!



125 Twinbrook Place • \$279,000

Just Listed! A home that will fit anyone...3 bedrooms, 2-1/2 baths, a family room on the main level and in the basement. The kitchen is totally equipped with all appliances and granite countertops. The private backyard has a designer deck and includes the hot tub. Call Gay today!



**12081 St. Rt. 362, Lot 42, Minster •
\$57,500**

A really super 2 bedroom 2 full bath mobile home with a great room, large kitchen with an island and dining space. Add the handicapped ramping, the close proximity to the lake and just RETIRE!



9461 St. Rt. 29 • \$264,000

Check out this private 3 bedroom one bath brick ranch with its full basement, easy kitchen with appliances, attached 2 car garage with a huge blacktopped drive and parking, and an extra detached garage to the back. Tons of potential!



**0 Windsor
Parke •
\$42,500**

One building lot available in the Windsor Parke neighborhood... low traffic on a cul de sac street.



**128 Village Green •
\$17,500**

Just in time for Spring construction. This lot is a perfect fit for your new home in this zero lot line neighborhood. Call us for the details and deals.



218 Gemini • \$239,000

Just listed! 3 bedroom 2 full bath brick ranch with an eat-in kitchen, living room plus a family room with a fireplace, a separate sun room and a 2 car garage plus a storage shed and a fenced backyard. WHAT A FIND!



203 Onyx, Anna • \$344,900

Anna Schools, 4 bedrooms, 2 1/2 baths, fireplace, finished basement, 2 car garage, kitchen with appliances, all in this charming story and a half package. Check it out at www.gaysmith.com.



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Four-season rooms



Many homeowners express interest in creating fewer barriers between the interior and exterior of their homes. Some may have backyards built for entertaining and want to facilitate the transition between the inside of the residence and the outside when guests arrive. In other instances, homes may back to a nature preserve that homeowners want to enjoy more readily. Whatever the reason

for bringing the outside in, all-season rooms can serve as a welcoming bridge between indoor and outdoor spaces.

What is an all-season room?

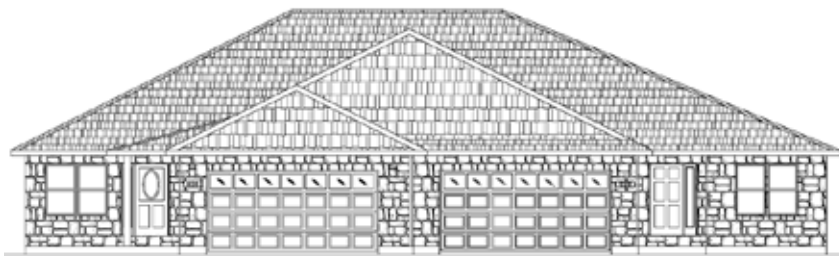
Also known as a four-season room, all-season rooms are specially engineered spaces that provide a connection to the outdoors no matter the season. They are like sunrooms, but climate-controlled so that they will

be comfortable throughout winter, spring, summer, and fall.

What is the difference between a three-season room and an all-season room?

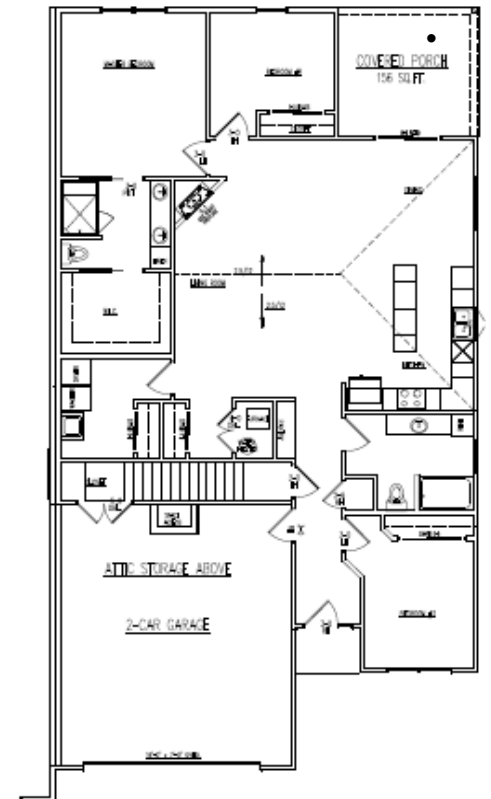
The biggest difference between these two spaces is the level of usage and the capacity of the room to be heated and cooled. Individuals who reside in climates with moderate

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- Laundry Room with Utility Sink
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- Central Air
- Gas Water Heater
- Blown Cellulose Insulation
- Vaulted Ceiling
- Gas Fireplace



year-round temperatures may get by with a three-season room. However, those who experience all four seasons may need a more insulated space to make the room usable throughout the year.

Features of all-season rooms

One of the more notable features of an all-season room is an abundance of windows, which allow plenty of natural light to shine in. All-season rooms also can feature creature comforts like a reading nook, outdoor kitchen

spaces and televisions. Retractable screens can be installed when privacy or shade is desired.

Maintaining a comfortable temperature

All-season rooms can be built with adequate thermal insulation and energy-saving features. Insulation will be installed in the walls and roof, and homeowners may have a choice of window ratings for efficiency. Some all-season rooms are specially equipped with HVAC systems that may or may not be tied

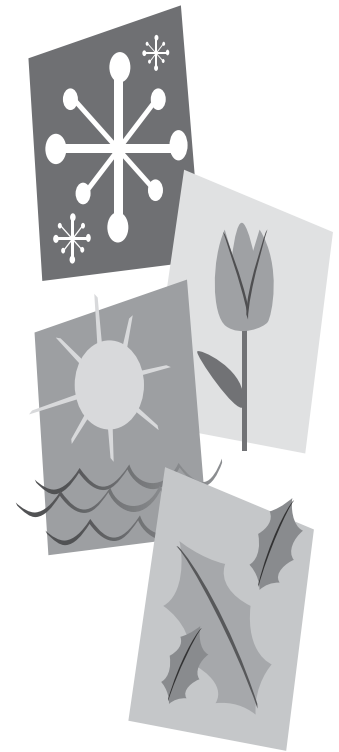
in to the home's general heating and cooling system. Some people use portable heaters or air conditioners to control the temperature in all-season rooms. It's best to speak with an all-season room contractor to identify heating and cooling needs.

How much does an all-season room cost?

Prices vary by region and are contingent on the features homeowners desire. According to the outdoor resource Garden Center Care, a three-

season room can cost anywhere from \$8,000 to \$50,000 to build. A four-season room can cost \$20,000 to \$80,000 to add. If there is an existing three-season room, it may be more affordable to upgrade the space into an all-season room, but an architect and contractor should inspect the space to determine the scope of the project.

All-season rooms can be an ideal addition to a property, providing extra space for entertaining or lounging and a connection to the outdoors.



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AS SEEN ON THE FRONT COVER: 13907 Sharp Rd., Sidney, OH. Listed by: Maria Goffena 937-726-2645.

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Put a Serious Dent in Your Energy Bills

Your Mexican beach vacation was great, but those margaritas can put on the pounds. It's been two months, and you're still carrying around extra weight--despite a new running routine and a lot salads. So why isn't your weight dropping? It can be like that with energy bills, too. "We think, 'I bought these [LEDs], so now I can leave the lights on and not pay more. I ate the salad, so I can have the chocolate cake.'" It looks like we're giving in to higher utility bills. But it doesn't have to be that way. You just need to know what improvements will make the biggest difference in lowering your bills. There are five, and the good news is they're seriously cheap. You can go straight to them here, but there's another thing you can do that doesn't cost a dime--and will drop your costs:

Be Mindful About Your Relationship With Energy

Energy is the only product we buy on a daily basis without knowing how much it costs until a month later. With other services you get a choice of whether to buy based on price. With energy you don't get that choice--unless you intentionally decide not to buy. You can take control by making yourself aware that you're spending money on something you don't need each time you leave home with the AC on high, lights and ceiling fans on and your computer wide awake. That mindfulness is important, because your relationship with energy is intensifying. You (and practically every other person on the planet) are plugging in more and more. Used to be that heating and cooling were the biggest energy hogs, but now appliances, electronics, water heating, and lighting together have that dubious honor, according to the Department of Energy.

Being mindful means it's also time to banish four assumptions that are sabotaging your energy-efficiency efforts:

1. Newer homes (less than 30 years old) are already energy efficient because they were built to code. Don't bank on it. Building codes change pretty regularly, so even newer homes benefit from improvements.
2. Utilities are out to get us: They'll jack up prices no matter what we do. It might feel cathartic to blame them. But to get any rate changes, utilities must make a formal case to a public utility commission.
3. An energy-efficient home is a healthier home, and people will pay more for that. Telling someone that an energy-efficient home is a healthier home is an effective way to get people to spend \$1,500 on efficient home features. Energy efficient features are associated with

health benefits, but expecting a specific return is unrealistic.

4. Expensive improvements will have the biggest impact. That's why homeowners often choose pricey projects like replacing windows, which should probably be fifth or sixth on the list of energy-efficient improvements.

The 5 Things That Really Work to Cut Energy Costs

1. Caulk and seal air leaks. Seal around: plumbing lines, electric wires, recessed lighting, windows, crawlspaces, and attics. | Savings: Up to \$227 a year--even more if you add or upgrade your insulation.
2. Hire a pro to seal ductwork and give your HVAC a tune-up. Leaky ducts are a common energy-waster. | Savings: Up to \$412 a year.
3. Program your thermostat. | Savings: Up to \$180 a year.
4. Replace all your light bulbs with LEDs. They're coming down in price, making them even more cost effective. | Savings: \$75 a year or more by replacing your five most frequently used bulbs with Energy Star-rated models.
5. Reduce the temperature on your water heater. Set your tank heater to 120 degrees--not the 140 degrees most are set to out of the box. Also wrap an older water heater and the hot water pipes in insulating material to save on heat loss. | Savings: \$12 to \$30 a year for each 10-degree reduction in temp.

Bonus Tip for More Savings

Your utilities may have funds available to help pay for energy improvement. This content is copyright 2023 Ohio REALTORS. Read more at: <https://www.ohiorealtors.org/prez-column-put-a-serious-dent-in-your-energy-bills/>

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The Midwest Ohio Association of REALTORS® is a membership trade association whose more than 450 members are engaged in the real estate industry. The Association includes the counties of: Miami, Shelby, Auglaize, Mercer, Champaign and Logan. In addition to serving the professional needs of its members, the association works to protect the rights of private property owners by promoting issues that safeguard and advance the interest of real property ownership.



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Questions to ask your renovation contractor

How long have you been in business?

Verify the information that the contractor and/or company provides by doing a search with the Better Business Bureau and perusing online reviews to confirm the company is dependable.

Are you independently owned?

Some companies are independently owned businesses while others are franchises. Franchised businesses may have to follow a strict set of rules, while independent contractors may have more leeway in terms of policies.

What is your licence number?

Obtain the licensure information as well as the contractor's insurance details. A contractor's general liability insurance protects your home and property in the event of an accident.

Are you familiar with local building codes?

Check to see if the contractor has worked in the area before, and if he or she is familiar with the permit process. Make sure a contract documents who will be securing the permits.

How will the project be supervised?

Some contractors sub-contract out the work and may only stop by to check on progress. Understand how often those drop-ins will take place, and how to get in touch with the person in charge should a problem arise.

Is there a warranty?

Certain contractors will stand behind their work for a period of time, even coming to make repairs if there are any issues. Check to see if a warranty policy is in place.

What is the policy for home protection and clean-up?

You'll want to ensure the rest of your home doesn't become damaged or soiled due to the construction. Have the contractor spell out plans for mitigating mess during demolition, and whether the construction company will be responsible for removing the debris.

What is the final price?

One of the more important questions to ask is if the price stated on the contract will be the final price, or should incidentals be expected if issues are unearthed during construction? Some contractors may need to tack on charges for extra materials, and that can stretch homeowners' budgets.

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733 Fair Road
Sidney, Ohio



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EQUAL HOUSING
OPPORTUNITY

OH-70316925



Factors that can delay your renovation

Homeowners who decide to renovate one or more rooms in their homes may be excited about the changes that are in store. Even simple modifications to paint color or accessories can change the look of a space. Larger renovations can produce even more dramatic effects. When contractors provide cost estimates, they may predict how long they expect the job to take from start to finish. It is impossible to plan for every scenario, however. Jobs may be delayed for various reasons, and it's rarely the fault of the contractor. Here are some reasons a renovation could experience snags along the way.

- Preexisting conditions: Opening up walls or removing flooring could reveal hidden problems. These include prior insect damage, leaks and water issues, asbestos, mold, or even pests. The presence of unforeseen issues will require remediation that can extend the project timeline.

- Schedule backup: Contractors often have busy schedules. When one job experiences delays, that causes a domino effect on others on the calendar. Homeowners should realize that the estimated start date of their own project is just an estimate and not necessarily set in stone.

- Lack of materials: Builders sometimes have difficulty procuring materials from vendors. Whether it's concrete or a special-order appliance, the contractor is at the mercy of the vendor. If there are shipping delays or other issues, the job will have to be pushed back. Many steps to a project hinge on the one before. For example, walls cannot be put up until electrical work and plumbing has been completed.

- Prior errors: Corrections may need to be made to what a previous contractor or even the homeowner did. Problems need to be fixed or

they may compromise the look and safety of the project. Issues may arise if prior renovations were not done to code.

- Obtaining permits: The application process for obtaining permits can take anywhere from a few weeks to a few months depending on the municipality and the scale of the project. Long permit lead times can delay the start of the job.

- Weather: Mother Nature can affect everything from the availability of materials to the job itself, particularly if work is being done outdoors.

- Finances: The overall cost of the job may change, especially if issues arise during the work. If funds dry up, the project may stall.

Certain factors can affect how long a renovation project will take. Homeowners should know that timelines are estimates and not set in stone.



**Small office,
BIG RESULTS!**



2101 S. VANDEMARK RD.

This "One of A Kind" splendid home will simply amaze you beyond belief! Offering 6 bedrooms with huge walk in closets, 3 1/2 baths this 3500+SF architectural masterpiece, with 1700+ semi finished walk out basement possesses space, possibilities and amenities that can rarely be found. Nestled on 6 acres (has always been used as residential and can still be, but is now zoned industrial, if buyer wants to utilize that usage) just outside of Sidney with easy access to everything in Sidney and I-75. Call Pattie Armstrong 937-489-1861.



BOTKINS RD./JACKSON CENTER "NATURE LOVER LOTS"

6 acre m/l wooded lots. Fabulous location to escape to to your own "Piece of Nature's Paradise" from the "Hustle & Bustle" of City Living. 4 tracts available-estimated lot dimensions are 200'x1337". (Property was recently surveyed.) Purchase as individual lots or purchase all for recreational use. Priced at \$60,000 per 6 acre lot. Short drive to I-75 or Jackson Center. Put on your hiking boots and contact Pattie Armstrong at 937-489-1861 to set up your nature walk.



BURR OAK SUBDIVISION

Looking to have a fabulous NEW ranch home built that gives you the option to choose the package that satisfies your desires? The 3 bedroom/2 bath 1296SF Spruce model may be just what you are looking for! Open concept floor planned kitchen, dining and living room areas, rear deck and 2 car garage on the lot of your liking. Full basements available. Prices start at \$239,900.

Call Pattie Armstrong at 937-489-1861 to schedule your private tour and get the process going.



701 NORWOOD AVE./SIDNEY

Very nice home on a dead end street. Quiet neighborhood with a backyard sanctuary! Many fruit bushes and trees and a garden area with a one of a kind garden shed! There is a new, large outside deck partially covered. Come over and watch a movie in their cute outdoor theatre! The inside has two bedrooms and a place in front of the fireplace to cozy up to. The kitchen is new and this home boasts a very nice metal roof. Many updates that aren't visible to the eye! Come take a look! Contact Rita Thurman 937-498-4725.



320 CALDWELL

Commercial Lease Possibility: This building has many possibilities. The congregation of Temple Anshe Emeth would like to share their facility with another organization or individual. They use the facility only for a few hours a couple of days a week. The possible uses a religious, educational, exercise, art, or cooking facility. or possibly a day care Contact Deb Prater 937-726-3530.



301 S. WILKSON AVE.

Freshly painted and updated flooring enhance this "Cute and Cozy" 2 bedroom single story home with convenience and comfort in mind. New roof and sheathing-2020. Deep fenced yard. \$75,000. Call Pattie Armstrong at 937-489-1861 to see.



600 WILSON

Large open space formerly used as a church, could be cleaned up and used for services again or with proper permits could be converted into a home. Call Alisha Wallace to set up a showing 937-638-3663.



13510 PASCO MONTRA RD.

Love the allure of a 19th Century Schoolhouse? Well here is your opportunity to own a piece of Old World history. 4-5 bedroom, 2 full bath. Stunning 3 levels of open hardwood staircases-3rd leads to loft bedroom. Awesome great room with towering 14 ft. ceiling with exposed beams. Updated electric, metal shaker shingle appearance roof. Attached 2 car garage, Barn with electric and water. Front and rear decks. Partially fenced. All this nestled on 2 country acres and only \$129,000.00. Definitely will not last! Call Pattie Armstrong at 937-489-1861 to check out yesteryear Charm.



2360 WAPAKONETA AVE. #304/ SIDNEY

Don't want to spend your "free time" cutting the grass and taking care of outside maintenance? This 2 bedroom/ 1 1/2 bath 3rd floor Condo with a balcony offers rich tone plank floors throughout. Equipped kitchen. Washer/dryer stay. Open great room with cathedral ceilings and corner fireplace with can light accents. 1 car garage is a bonus for this unit. The condo offers the pleasure of a pool to enjoy during the summer months. There is also a Community Center on the premises for the use and enjoyment of residents. Security entry for your privacy. Call for Pattie Armstrong @ 937-489-1861 your private showing.



141 VILLAGE GREEN DR./SIDNEY

Very desirable location with open greenspace front and rear park setting with upscale homes in a private neighborhood. Reserve your home site now and build when you are ready. Village Green is a Planned Unit Development. These home sites have all underground utilities and are close to parks and YMCA. Build your quality home in this quality neighborhood. \$18,000.00 Call Pattie Armstrong @ 937-489-1861 for details.



1560 TARGET

Located on the end of a culdesac is where you will find this level three acre lot zoned industrial with all utilities at the site. Easy access to Interstate 75. Call Caven Risk 937-489-7200.



1216 ARTHUR COURT

Relieve daily stress and escape into a beautiful condo on a quiet cul-de-sac. In the comfort of the patio you can enjoy the wooded area and a community park within walking distance. Formal entry opens into the living room with wood flooring that continues in dining room and kitchen. Three picture windows in living room let in lots of natural light. This condo was built in 2006 and has 2217 square feet. You belong to an HOA who takes care of your landscaping and snow removal. This is indeed an exceptional condo. Call Linda Meininger 937-726-1999.



725 S. MIAMI AVE.

Great opportunity for investor looking to increase your rental revenue, downsizer or starter home. 2 bedroom with partial basement, attached garage, original hardwood floors and spacious great room. Deep rear yard with alley access and additional off street parking. \$79,900 and get keys at closing.

Contact Pattie Armstrong at 937-489-1861 to take a look.



4TH AVE.

Looking for a large open floor planned building for storage or to divide into separate areas for whatever B-2 endeavor you are exploring. Previously used as a 4 family unit. Currently has no utilities hooked up. Alley access. Shared driveway with the house to the north. 25x100 building with newer roof, trusses, sheathing and sidewalls. Convenient location. Check with City of Sidney Community Development Dept to see if your desired business venture complies with the property. Call Alisha Wallace @ 937-838-3663.



4263 SR 48/COVINGTON

Tremendous opportunity for an expanding business associated in light industrial/ manufacturing/assembly, expediting or warehousing. Centrally located between Troy, Piqua, and Greenville. 23,446 SF structure It has a 5,922 sq. ft. of office, 10,998 sq. ft. of light industrial, and 6,526 of warehouse area. Nestled on 8 acres. \$449,900. Contact Pattie Armstrong at 937-489-1861 for your private showing.