SHELBY COUNTY home FINDER

MAY 2016

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

This home is offered by Realty 2000 Group, please see page 6.

REALTOR®

EQUAL HOUSING OPPORTUNITY

YOUR HOMETOWN NEWSPAPER SINCE 1891

Sidney Daily News

Visit our website www.sidneydailynews.com to view the Homefinder online

FREE

40865946

Welcome to the SHELBY COUNTY

home FINDER

www.sidneydailynews.com

Index of Advertisers

Featured on the front cover this month
Is a home offered by Realty 2000 Group.
For more information on this home, see page 6.

Advertiser	Page
Berkshire Hathaway	10-11
Brokers Real Estate	14-16
Bryce Realty LLC	12-13
Client's Choice Realty	13
Emerson Wagner Realty	23-28
HER Realtors	22
Middendorf Builders	11
Realty 2000 Group	4-9
Re/Max One	18-20
Re/Max Select	3
Western Ohio Mortgage Corp	9

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.

YOUR HOMETOWN NEWSPAPER SINCE 1891
Sidney Daily News

1451 N. Vandemark Road
Sidney, OH 45365-4099

To Advertise Contact:
Connie Rosenbeck
937-538-4660

Advertising Fax:
937-498-5990

Email:
crosenbeck@sidneydailynews.com

40865948

RE/MAX Select

Each Office Independently Owned & Operated

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

Find us on Facebook
www.facebook.com/newbremen

RE/MAX #1
Outstanding Agents.
Outstanding Results.sm

(800) 700-0405

Each Office Independently Owned & Operated

Tim Hemmelgarn

Donna Albers

Brian Schwieterman

Chris Thobe

Jon Wente

Text XP26375769 to 31279 For More Info

MLS# 375769

121 Cardinal St., New Bremen

Text XP26373734 to 31279 For More Info

MLS# 373734

www.timselect.com
366 Wuebker, Minster

Text XP26376268 to 31279 For More Info

MLS# 376268

www.timselect.com
0 Cleveland, Minster

Text XP26371193 to 31279 For More Info

MLS# 371193

www.timselect.com
404 S Washington St, New Bremen

CARDINAL SUBDIVISION

NEW BREMEN
BUILDING LOTS STARTING AT
$39,000
~ 8 LOTS AVAILABLE ~

303 East Monroe, New Bremen

www.timselect.com

213 North Main, New Bremen

www.timselect.com

AMSTERDAM CENTER

SPACE AVAILABLE,
1567 SQ. FT.,
CALL TIM:
419-629-2683

5751 Washington Pike, St. Marys

www.timselect.com

AMSTERDAM CENTER

NEW BREMEN
Up to 25,000 Sq Ft of retail space available. Call Tim: 419-629-2683
MLS# 370434

MLS# 365117

Text XP26365117 to 31279 For More Info

www.timselect.com
20402 State Route 119, Maplewood

MLS# 365423

Text XP26365423 to 31279 For More Info

www.timselect.com
12024 Lotus Road, Minster

MLS# 372091

Text XP26372091 to 31279 For More Info

www.timselect.com
11 Post Oak, New Bremen

MLS# 374789

Text XP26374789 to 31279 For More Info

www.timselect.com
202 East South, New Knoxville

500 East Front, New Bremen

www.timselect.com

COMMERCIAL BUILDING LOTS

Schwietermen S.
Between New Bremen & Minster
Lots Starting at $56,000

MLS# 372043

Text XP26372043 to 31279 For More Info

www.timselect.com
3402 Shanverton, New Bremen

WALNUT SUBDIVISION

NEW BREMEN
BUILDING LOTS STARTING AT
$40,000
~ 27 LOTS AVAILABLE ~

MLS# 367473

Text XP26367473 to 31279 For More Info

www.timselect.com
223 North Franklin, New Bremen

967 Lock Two Rd, New Bremen

www.timselect.com

40865952

Realty 2000 Group

Congratulations

2015 Individual Sales Awards

Nikki Loudenback
Diamond Award

Tom Roll
Diamond Award

Tim Gleason
Diamond Award

Tim McMahon
Diamond Award

Kristi Marcum
Diamond Award

Tabetha Duckro
Diamond Award

Michael McKnight
Diamond Award

Lee Jones
Diamond Award

Connie McClain
Gold Award

Brian Moses
Silver Award

Brian Bensman
Silver Award

Jessica Fortkamp
Silver Award

Angela Elsass
Bronze Award

40872901

Realty 2000 Group
492-8055

Shelby County's Top Home Sellers!

Tim Gleason
937-492-8055

Nikki Loudenback
937-726-5767

Brian Bensman
937-308-0159

Tabetha Duckro
937-726-6351

Angela Elsass
937-726-4130

Mike Gallimore
937-499-4312

HOMES

ADDRESS	BEDS	BATH	PRICE	CITY
803 W. NORTH	2	1	34,900	SIDNEY
328 SYCAMORE	2	1	49,900	SIDNEY
301 N. MIAMI	3	1	58,900	SIDNEY
319 PASCO MONTRA	2	2	59,900	SIDNEY
1509 MARILYN	3	1	64,500	SIDNEY
202 W. COLLEGE	3	1.5	68,000	JACKSON CENTER
10824 LITTLE TURTLE WAY	3	1	73,000	SIDNEY
1604 CEDARBROOK	3	1	73,900	SIDNEY
507 S. MAIN	3	1	74,000	JACKSON CENTER
309 BLAINE	3	1	74,900	PIQUA
3301 RED FEATHER	3	1	79,000	SIDNEY
742 ST. MARYS	3	1	79,900	SIDNEY
843 CRESCENT	2	1	79,900	SIDNEY
12072 BRUGEMAN RD.	2	2	79,900	MINSTER
3305 RED FEATHER	3	1	82,900	SIDNEY
1130 PARK	3	1	82,900	SIDNEY
622 FULTON	3	1.5	83,000	SIDNEY
307 N. MIAMI	5	3	85,000	SIDNEY
113 E FOURTH	3	1	89,000	RUSSELLS POINT
4540 TAWAWA MAPLEWOOD	3	1	90,000	SIDNEY
109 FREEDOM	2	1	91,000	SIDNEY
11296 W ELM	3	1	92,000	BELLEFONTAINE
1217 FORREST	2	2	94,900	SIDNEY
116 W. ROBINWOOD	2	1	96,500	SIDNEY
212 DAVIS	3	1.5	98,000	JACKSON CENTER
133 LEISURE CT.	3	2	104,900	SIDNEY
609 S WALNUT	3	1	109,900	SIDNEY
731 N. OHIO	3	1	110,000	SIDNEY
134 LEISURE	2	2	113,500	SIDNEY
2309 ALDRIN	2	2.5	119,900	SIDNEY
620 N. OHIO	3	1	119,900	SIDNEY
9449 W. ST. RT. 47	3	1.5	124,900	DEGRAFF
21783 MAPLEWOOD	3	1	124,900	SIDNEY
208 W. WALNUT	3	1	125,000	BOTKINS
232 DOERING	3	1	129,900	SIDNEY
900 EVERGREEN	3	2	129,900	SIDNEY
610 ARROWHEAD	3	2	129,000	SIDNEY
2402 ALDRIN	3	1.5	137,900	SIDNEY
11650 AILES RD.	3	2	139,000	MAPLEWOOD
2491-2493 APACHE	4	2.5	139,500	SIDNEY
5108 E. CASSTOWN CLARK	3	2	149,900	CASSTOWN
516 KOSSUTH	3	2	159,900	SIDNEY
2516 OAKMONT	3	2	159,900	SIDNEY
546 KOSSUTH	3	2	164,900	SIDNEY
625 GREENBRIAR	3	2.5	165,000	SIDNEY
951 CHESTNUT AVE.	4	1.5	179,500	SIDNEY
2512 ALPINE	4	2.5	179,900	SIDNEY

HOMES

ADDRESS	BEDS	BATH	PRICE	CITY
149 TWINBROOK	4	2	197,500	SIDNEY
1241 E. HOEWISHER	3	2	209,000	SIDNEY
1036 E. PARKWOOD	4	2.5	239,900	SIDNEY
5975 WRIGHT PUTHOFF	4	2	259,900	HOUSTON
110 WATERFORD	3	3	264,900	JACKSON CENTER
12664 SIDNEY FREYBURG	4	2	269,900	ANNA
1515 BON AIR CIRCLE	3	2.5	269,900	SIDNEY
730 WINDING RIDGE	5	3	269,900	SIDNEY
1679 TIMBERIDGE	3	2.5	285,000	SIDNEY
1256 E. PARKWOOD	3	2.5	299,000	SIDNEY
2247 N. MAIN	4	3.5	339,000	SIDNEY
1130 UNIVERSITY	5	3	425,000	SIDNEY

INDUSTRIAL

PRICE	ADDRESS	#SQ FT	CITY
19,900	307 W MAIN		ANNA
79,900	135 WILKINSON		SIDNEY
99,900	205 N MAIN		PIQUA
265,000	219 E COURT		SIDNEY
345,000	308 E MAIN		ANNA

SOLD

PRICE	ADDRESS	BEDS	BATH	CITY
SOLD	3051 SUMMER FIELD TR.	3	2.5	SIDNEY
SOLD	230 GEMINI	3	2	SIDNEY
SOLD	716 MARILYN	3	1	SIDNEY
SOLD	3043 CO RD. 25A	3	1	SIDNEY
SOLD	2498 ALPINE CT.	4	2.5	SIDNEY
SOLD	308 BROAD	2	1	PT. JEFFERSON
SOLD	1681 WESTLAKE	3	2.5	SIDNEY
SOLD	438 N. MIAMI	3	1	SIDNEY
SOLD	1485 CONSTITUTION	3	2	SIDNEY
SOLD	309 NEW	2	1	SIDNEY
SOLD	107 BAY	3	2	SIDNEY
SOLD	432 E. RUSSELL	3	2	SIDNEY
SOLD	1411 PLUM	3	1	PIQUA
SOLD	217 HALL	2	1	SIDNEY
SOLD	6310 COUNTRY ESTATES	3	2	SIDNEY
SOLD	835 STRATFORD	4	2	SIDNEY
SOLD	719 CLINTON	2	1	SIDNEY
SOLD	177 TRANQUILITY	2	2	SIDNEY
SOLD	133 W. PARKWOOD	3	2	SIDNEY
SOLD	135 LEISURE	2	2	SIDNEY
SOLD	1120 MORRIS	3	1	SIDNEY
SOLD	1515 MARILYN	3	1	SIDNEY
SOLD	325 W. NORTH	3	1	SIDNEY
SOLD	217 E. PARKWOOD	3	2	SIDNEY
SOLD	307 W. MAIN	3	2	ANNA
SOLD	12781 SIDNEY FREYBURG	3	2	ANNA

Find us on Facebook
Facebook.com/Realty2000Group

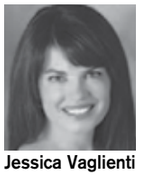
Sidney Daily News Reader's Choice Award 2015 Selected One Of The Area's Best

Tom Roll
937-638-7847

Tim McMahon
937-658-3625

Kristi Marcum
937-726-5113

Michael McKnight
937-726-4473


Jessica Vaglienti
937-638-7025

Kathy McGreevy
937-726-0807

Brooke Broerman
937-681-1522

Jessica Fortkamp
937-216-4108

Lee Jones
937-726-7177

James Lehmkuhl
937-726-6024

Kathy Spillers
937-726-6877

Jeremy Burmeister
937-638-0024

Stephannie Heaberlin
937-419-1492

Brian Moses
937-489-0320

Connie McClain
937-638-2306

Beth Roe
937-605-1886

40865854

A NAME you can TRUST!

Realty 2000 Group
492-8055

TIM GLEASON
2015 OAR President's Club Award
Diamond Level Sales Award: 1997-2015 * 18 Consecutive Years
Phone: 937-492-8055 • E-mail: tgleason@woh.rr.com
Office: Realty2000Group.com

THIS MONTH'S FEATURED HOMES

BUSINESS FOR SALE

1270 WAPAKONETA

GREAT BUSINESS LOCATION! Zoned B-2. Building only or building with business – same price $89,900.

3305 RED FEATHER

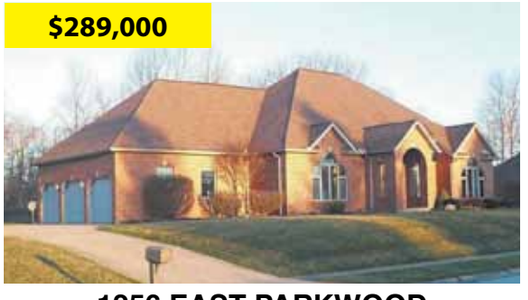
Cozy brick ranch home offering 3 bedrooms - 1 full bath - Central Air, 2 car garage & nice size yard. Priced to sell!!!

$188,500

149 TWINBROOK

Corner location and Ratermann built home! Spacious 4 bedroom, 2.5 bath home. Custom eat in kitchen w/oak cabinets. Open to the large family room with wood burning fireplace and hardwood floors. Upstairs all 4 bedrooms make for a great space including a master suite with walk-in closet. Full basement with additional storage & living space. Newer furnace, A/C & sump pump. Near the park and YMCA.

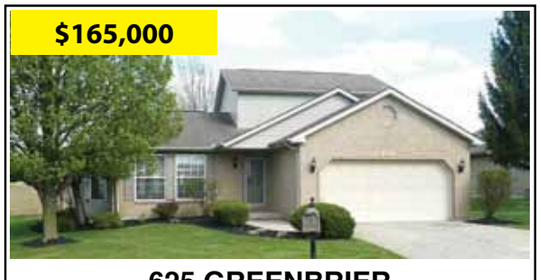
$289,000



1256 EAST PARKWOOD

Located in prestigious Plum Ridge subdivision. Beautiful brick ranch style home. Breathtaking curb appeal. Lovely location boasts vaulted ceilings, skylights, 3 car garage, huge full basement partially finished & in move in condition. Privacy fenced rear patio. Lots of great storage.

$165,000



625 GREENBRIER

Wonderful 3 bedroom home in a great location. Beautiful curb appeal along with an easy flowing floor plan make this an appealing place to call Home. First floor Master bedroom with 2 huge walk-in closets (every bedroom has walk-in closets). High quality composite deck & nice storage shed. This home will sell quickly.

11650 AILES RD

Country location on 1.5 acres that includes a 30x25 outstanding and 10x10 shed. Skylights for natural sunlight, 3 bedrooms and 2 baths. Propane heat, with back up generator and central air. Deck out back.

2247 NORTH MAIN

Stately home in a great location. All brick 2 story home is beautifully landscaped, on almost 5 acres, spring fed pond & inside city limits. 4 bedrooms, 3.5 baths, 3 car garage & 3 wood burning firplaces. The lower level is like a second home. Large full kitchen, master bedroom with full bath, exterior & interior entries, its own furnace. A/C and water heater.

40865955

My Listings...

HOMES

Price	Address	Beds	Bath	# Sq Ft	City
SOLD	716 MARILYN	3	1	1352	SIDNEY
73,900	1604 CEDARBROOK	3	1	1080	SIDNEY
82,900	3305 RED FEATHER	3	1	1008	SIDNEY
90,000	4540 TAWAWA MAPLEWOOD	2	1	1968	SIDNEY
SOLD	3043 CO. RD. 25A	3	1	1440	SIDNEY
96,500	116 W. ROBINWOOD	2	1	1382	SIDNEY
139,000	11650 AILES RD.	3	2	1352	MAPLEWOOD
165,000	625 GREENBRIER	3	2	1995	SIDNEY
188,500	149 TWINBROOK	4	2.5	2100	SIDNEY
289,000	1256 E. PARKWOOD	3	2.5	2340	SIDNEY
339,000	2247 N. MAIN	4	3.5	4284	SIDNEY

COMMERCIAL / INVESTMENT

Price	Address	# Sq Ft	City
79,900	135 WILKINSON	2000	SIDNEY
89,900	1270 WAPAK	1624	SIDNEY
269,000	3576 N. WAPAK	2578+	SIDNEY
345,000	308 E. MAIN	14280	ANNA

Nikki Loudenback

937-726-5767

OAR 2015 PRESIDENT'S SALES CLUB

REALTOR®

She is strength,
She is beauty, she is love...
She is my Mom and I love her more than words can say.
Bunnie Lauber 1949-2006
Happy Mother's Day!!

Realty 2000 Group
492-8055

NEW LISTING

546 KOSSUTH ST.

This two story contemporary creates visual excitement! Newly remodeled throughout the home. Kitchen is new including the stainless steel appliances, granite counters, floors, hardware, sink and more. Beautiful main floor bedroom with walk in closet. Living room has wood burning fireplace and freshly painted. Dining room is warm and enjoyable with hardwood floors. Upstairs is BIG!! 2 large bedrooms and a full bath with fresh vanity and floors. All covered in new flooring!! Enjoy the outdoor courtyard which includes patio/deck area with Koi pond, waterfall feature and hook up for a hot tub. 2 car attached garage with a loft area that is awesome for an apartment or just additional storage. All of this atop of a full basement. Take a moment to tour this home.

NEW LISTING

12072 BRUGEMAN, MINSTER

Enjoy the lake life!! This home feels rustic and cottage like. Perfect for the setting. Living room with gorgeous stone fireplace and open to a beautiful knotty pine kitchen. 11/2 car garage. Nice laundry area on the main floor. Main floor bedroom. Upstairs is a master suite with a whirlpool tub and stand up shower. Great escape in your own home. New roof 2013. The home has a reverse osmosis system. Start your independence right here on Filburns Island!!!

NEW LISTING

328 SYCAMORE

Cute starter home! Currently used as a rental property. 2 bedroom, 1 bath home. New roof in 2014. Hardwood floors, eat in kitchen. Fenced in yard. Washer/dryer hook up in the basement.

NEW LISTING

803 W. NORTH ST

Convenient location! 2 bedroom, 1 bath home. Walkout basement. New roof in 2011. New plumbing. Updated electrical box. 2009 new water heater. Home has electric baseboard heat. Siding and windows updated. Walking distance to the hospital and downtown, restaurants and I-75.

17 N. MAIN ST., FT. LORAMIE

Ready to be your own boss or expand your existing business? This space currently operates as Main St. Pizza and More in the heart of Ft. Loramie. Located in the historical Loramie Banking Co. building in downtown. This pizzeria is a cozy environment that could also be transformed into an internet café, bakery, coffee shop or whatever your passion is. It includes a dining or waiting area, prep space, storage closets, full wash sink and 2 bathrooms. Additional rooms in the basement with updated plumbing and electrical as well as a newer A/C unit. 4 new windows in the dining area and tile floor thorough out. This space is quaint and warm. Please consider taking a look at a potential business owners dream. Current owner is willing to convey all the existing equipment in the list price.

2512 ALPINE

Grand home with beautiful updates! Spacious 4 bedroom, 2 story, located in Eagle Glen subdivision...This lovely home boasts of first & second floor utility rooms (second floor utility room would make a great study/office) Gorgeous open kitchen with stainless steel appliances and pantry, family room with gas insert or wood burning fireplace. All new flooring in the home. Master suite is extra large with walk in closet. Master bath has nice updates with bath/ shower combo. Home sits on a cul-de-sac location and has a 6ft. privacy fence and deck in the back. This one is ready to be moved into.

900 EVERGREEN

Be surprised by the size! Step inside to space! 3 bedrooms and 2 full baths in this well maintained home. Living room has nice bay window with wonderful sunlight. Main bath has double sink with shower/tub combo. Newer windows. Carpet in the home is your choice. Underneath in the kitchen, living room and the bedrooms is blonde, hardwood floors. The home has 2 water heaters, 1 for kitchen and main bath. 2nd for laundry room and 2nd bath off the family room. In the room addition off the back you will find a nice pantry, open kitchen with bar area and huge family room with gas fireplace. Use the porch off the back almost all year around with the protective wind breakers over the screens and great sports room. Outback enjoy the new patio, above ground pool and nice shed 16x12 shed. Lots to enjoy at this home!!

NEW LISTING

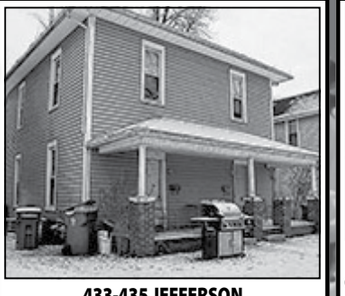
2402 ALDRIN

Location on the north end! Mostly brick style ranch. Open concept in the kitchen, dining and living rooms. Vaulted ceilings in the family and living rooms. Lg. laundry room conveniently located in the central part of the home. Kitchen has pantry, tile floor and is open to the family room. 3 bedrooms and 1.5 baths. Outside is a paver patio with shed and a hot tub and beautiful backyard. Close to the YMCA park and I-75.

PENDING

212 DAVIS, JACKSON CENTER

Location is convenient. Enjoy the openness of the living and dining rooms accented with original woodwork. Large master bedroom with walk-in closet and adjoining sitting room. Secondary bedrooms with built-in storage. And sunlight. Eat-in kitchen with pass-thru and light oak cabinetry. Grill out on the deck and is great for summer time. Ample storage space inside and out. One car attached garage offers a pass-thru system with access to second detached garage providing enough space for 2+ vehicles. Addition in 1998: kitchen, master bedroom, utility room, upstairs bath. Remodel/ addition also included a bard furnace, central air, water softener, water heater, dishwasher, vinyl siding, replacement windows, roof, gutters, spouting and floor covering.



433-435 JEFFERSON

Includes 433-435 units. Plenty of space in this duplex. Living, dining, kitchen all on the main floor. Upstairs is 2-3 bedrooms per unit, full bath with shower. Basement has washer/dryer hook-up. Each tenant pays own utilities and has own appliances.

21783 MAPLEWOOD

Country location. Great ranch home. Lots of updates. 3 bed, 1 bath. Has 3 parcels of land. 3 car heated garage. Eat in kitchen. Utility room off of the back entrance. Basement has sump pump with battery backup. House has new wiring as of 2010 and wired for a whole house generator. NEW MOUND SYSTEM INSTALLED 07/2013.

SOLD

230 GEMINI

All brick ranch home. North end of town. In the last 6-10 years sellers have put new roof on and installed new windows, newer water heater and well maintained home. Updated main bath with new shower and floors, sink and more. Kitchen has new tile floor and counter tops as well as large wash sink. Large fenced in backyard. Shed out back. 2 car garage. Home includes living room and family room with wood burning fireplace that is all up to code. Move in ready. All appliances stay including washer and dryer.

PENDING

12664 SIDNEY FREYBURG, ANNA

Wonderful all brick ranch home with an extra special cement patio including brick cornered privacy walls. All oak Amish built kitchen, bar seating for 4, dining area, tile flooring and built in desk area. 9 ft. cathedral ceilings in living area. Split bedroom plan with a master suite which includes shower, whirlpool tub, double sinks and walk-in closet. Add your design to this full basement including 9 ft. ceilings, new water softener, and plumbed for a 3rd bathroom. Come and enjoy this home for a lifetime.

40857472

Realty 2000 Group
492-8055

Tim McMahon
937-658-3625
tmcmahon4@woh.rr.com

Kristi Marcum
937-726-5113
marcumkristi@gmail.com

Angela Elsass
937-726-4130
elsassangela@hotmail.com

Tabetha Duckro
937-726-6351
tabathadahlinghouse@yahoo.com

Stephannie Heaberlin
937-419-1492
stephannieheaberlin@gmail.com

OPEN SUN., MAY 15, 1-2:30

109 FREEDOM CT.

So many improvements done for you in this exceptional move in ready condo! Maintenance free living at its finest! Quiet north end location, close to YMCA, ready for you to move in and enjoy! Beautiful cupboards from Father Hubbard's Cupboards, replacement windows in basement, newer living room carpet, new carpet in spare bedroom, fresh paint throughout, new AC & heating coils in furnace in the last year, new dishwasher in beautifully updated kitchen. Perfect family room in the privacy of the basement. Updated bathrooms with new bath tub, private patio with new concrete. Come check out how wonderful it would be to live the condo carefree lifestyle!

Tabetha Duckro (937)726-6351

OPEN SUN., MAY 15, 1-2:30

742 ST. MARYS

Beautiful 3 bedroom home, perfect for the growing family. Newer central air system installed. Home features a full basement, beautiful dining room, user friendly kitchen and large living room. Spend summer nights on your front porch or playing in the fenced in backyard-also conveniently located close to a local park and school. Sellers recently installed central air, this home is move in ready and a great deal at this price! $79,900!

Tabetha Duckro (937)726-6351

OPEN SUN., MAY 15, 1-2:30

232 DOERING

This home is absolutely immaculate! This 3 bedroom beauty sits on 2 lots, and is fenced in with mature trees and is perfectly located close to everything! Entire house is move in ready and completely updated. Hardwood floors throughout the downstairs, custom made storage cabinets and desk. Modern kitchen with new counter tops and flooring and back splash. Very efficient water baseboard heat, or choose to heat the entire home with the wood burning fireplace located in the basement. Hot tub will remain, but seller does not know if functioning. You do not want to miss the opportunity to be the proud owner of this gem! Only $129,900!

Tabetha Duckro (937)726-6351

OPEN SUN., MAY 15, 1-2:30

9449 W. ST RT 47, DEGRAFF

Have to see to believe all this home has to offer!!! 3 bed 1.5 bath. Great room addition with 16 ft. ceilings, wrap around balcony and Master bedroom with attached master bath!! Updated large kitchen with wood ceiling. Study with tanning bed that stays. 3 tiered deck that wraps around to front porch and 16x24 pool. Wardrobes in bedroom stay, crown molding thru out. New metal roof in the last 5 years, new well pump and tank in 2015. All this plus 2 car detached garage and newer 32x60 4 bay detached pole barn.

Angela Elsass (937)726-4130

OPEN SUN., MAY 15, 1-2:30

731 N. OHIO AVE.

Come take a look at this 3 bed 1 bath home that had a $40k renovation last year. Custom kitchen cabinets with island and soft close doors. Glass and marble tile backsplash. Bath has travertine floors and tub surround with slate tile accents. All new plumbing and most new electrical. Wood floors, pocket door, bay window with lighting. French doors lead to patio area with landscaping pond and the fenced yard. Owner is realtor.

Angela Elsass (937)726-4130

1679 TIMBERIDGE DR.

Don't miss this custom built, all brick home on a quiet cul de sac. Beautiful curb appeal with paver walkways and driveway on wooded lot. Open floor plan has lots of natural light that's perfect for entertaining PLUS breathtaking views of the wooded back yard. Large master suite has double sinks, jetted tub and 6x12 walk in closet. Well designed with attention to detail including security system, central sound system, central vacuum, crown moulding, and the list goes on.

Kristi Marcum (937)726-5113

309 BLAINE, PIQUA

Starter home or for an investor. This is the perfect home for you. This home has three bedrooms, one bath and a nice fenced in backyard. Many updates have been done in the last seven years including roof, windows, fresh paint, and water heater. Come see it before it's too late!!!

Tim McMahon (937)658-3625

218 MAPLE

Cheaper then rent! This 2 bedroom, 2 bath home has brand new central air with transferable warranty, newer roof, and new furnace in 2014! Great back yard and workshop garage offers off street parking. Beautiful wood flooring throughout, this home is ready to move into! Only $68,000! Call for your showing, this won't last long!

Tabetha Duckro (937)726-6351

622 FULTON, SIDNEY

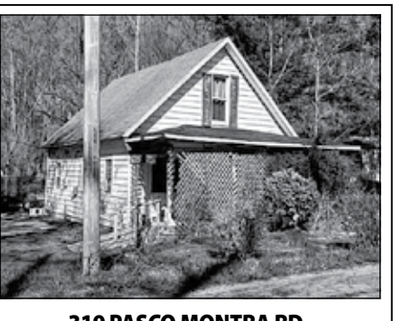
Experience the charm of this must see home. It features original crown molding and built in china cabinet with an open layout family room, living room, dining room, and kitchen. New carpet in 2014, 30-year roof in 2005. Concrete pad for off-street parking in the back and large fenced yard with deck. Home has been very well maintained. Sellers providing home warranty. .

Stephannie Heaberlin 937-419-1492

308 BROAD, PT. JEFFERSON

Wonderfully redone home, all new including wood windows, floors, walls and kitchen with island. Come take a look at this lovely home. $68,000

Angela Elsass (937)726-4130



319 PASCO MONTRA RD.

Starter home or a great investment property are a couple of the options for this home. Two bedroom, two baths, some newer windows, newer roof and a one car garage.

Tim McMahon (937)658-3625

2309 ALDRIN

Well maintained north end home with hard to find finished full basement. Basement has family room, study/3rd bedroom, workshop, & utility room. 2 full baths on main floor plus half bath in basement. Newer roof, windows, furnace, and sump pump. Must see to believe all the space this home has to offer.

Kristi Marcum (937)726-5113

40865960

Jessica Fortkamp
937-216-4180

Realty 2000 Group
492-8055

1515 BON AIR CIRCLE

Come and check out this must see property. Back yard is an oasis with large stamped concrete patio that surrounds large salt water pool 50x18 that was put in 2013. This one story beauty is large and spacious and wonderful for entertaining. Plus, tons of storage space. Garage is heated and whole house has a surround sound system. Upstairs bathrooms just recently updated. Located close to the Moose golf course with lush views of the course. Welcome home....

951 CHESTNUT

Enchanting historic home surrounded by beautiful landscaping. Front Veranda overlooking fountain. Beautiful casement windows overlooking the property. Lots of character and Southern charm, located on a quiet cul-de-sac. Walk up attic that could be converted to a master suite/recreational room. Electronic air filter, and high efficiency furnace. Walk out basement access. Truly a remarkable residence and must see! Call Jessica Fortkamp 937-216-4108.

1036 EAST PARKWOOD

Looking for a great family home with a great lush setting? 4 bedroom home plus a finished basement with half bath and wet bar. Hardwood floors in office, entry and family room. Study off the entrance has built-in bookcase. Kitchen open to family room with fireplace. Newly renovated master suite bathroom large and nice walk-in closet. Kitchen has hickory cabinets with center kitchen island great for entertaining and cooking. New garage door and front door in December 2015. This home exudes quality, character and well maintained. Call Jessica Fortkamp 937-216-4108.

1681 WESTLAKE

Beautiful 2 story home, move in ready. This home has an open floor plan, with high cathedral ceiling in living room with gas fireplace and built-in cabinetry. 3 bedrooms, 2 up and one down/master with an en suite and walk-in closet. All colors are neutral including carpet and flooring. Garage is extra big for additional storage and work area and additional storage throughout property. Basement is unfinished with new sump pump with back up installed this past spring. Roughed in plumbing already done in basement for future bathroom. It has an automatic generator. Beautiful landscaped property with paver patio and backs up to the lake. Call Jessica Fortkamp 937-216-4108.

40865961

This MAY be your month to Buy or Sell

OPEN HOUSE MAY 15, 1-2:30
516 KOSSUTH ST. $159,900

Peaceful and Private setting for this Lovely, Well Maintained, 3 Bedroom, 2 Bath Home. Featuring inside Newer Corian Counter Tops, Updated Kitchen with a nice Pantry and Updated Baths, Hardwood Floors beneath the carpeting, Newer Furnace, Partial Basement that is Semi Finished and equipped with a Bar and Refrigerator. Featuring Outside is a Large Double Lot with beautiful Landscaping, Mature Trees, Near the Golf Course, School, and the Interstate, Newer 50 Year Roof, Paver Driveway, 1-1/2 Car 22'x16' Garage and Wonderful Scenery on a Perfect Setting for this Unique Home with the taste of Quality.

110 WATERFORD CT., JACKSON CENTER $259,900

From the moment you view this home from the cul-de-sac, the Excellence of Elegance grabs you. It boasts with an Abundance of Quality. This 3 Bedroom, 3 Full Bath Custom built Home has 2 Fully Equipped Kitchens, Beautifully and Tastefully Decorated from the Interior Design to the Lawn and Landscape. Inside it features Pella Custom Windows, Peninsula Gas Fireplace, Solid Six Panel Doors, Custom Built Ins in the Bedrooms, Sky Lights, Whole House Water Filtration System, Continuous Hot Water, Concrete Vaulted Door and Storm Shelter, 9' and 10' Ceilings, Attached Garden/Lawn/Workshop,Whole House Generator Hookup. Outside is a Large Private Patio with a Gorgeous view of the Lake and Walk Path. This property will amaze you.....

"MAKING ALL THE RIGHT MOVES"

Realty 2000 Group
492-8055

Michael McKnight
937-726-4473

40871674

WE ANSWER HOME LOAN QUESTIONS

Personalized Home Loan Advice
Licensed and Experienced Loan Officers

FHA - VA - Conventional - USDA

Apply ONLINE - No Application Fee!

www.westernohiomortgage.com/Adam

Call Today
937-497-WOMC
(9662)

733 Fair Road
Sidney, Ohio

WOMC
western ohio mortgage corporation

Adam Rose
NMLS#870301
LO.040068.001

40865965

BERKSHIRE HATHAWAY HomeServices Professional Realty

Sandi Shipman

THERE IS A NEW SIGN IN TOWN • 937-658-3825 • sandishipman@gmail.com

1302 CAMPBELL RD.
This spectacular ranch has been nicely maintained and updated. Newer roof, newer furnace & central air, 3 bedrooms, 2 full baths, family room & Living Room, dual fireplace, basement and 2 car garage. **$159,900**
Call Sandi Before It's G NE 937-658-3825

412 SUMMIT
North End Charmer! 3 bedrooms, living room and family room, basement , 2 car deep garage and fenced yard.
$84,900
Call Sandi Before It's G NE 937-658-3825

10416 STANGLE RD.
Rare Opportunity to own this 15 Acre Hobby Farm, Apple, Peach & Pear Orchard. 5 acres of woods with Maple Trees, Barn, Pole Building and a Beautiful Restored Farm House. Situated on the Miami Erie Canal.
$229,000
Call Sandi Before It's G NE 937-658-3825

14477 FAWNDALE
Country Subdivision conveniently located just south of Sidney , 1400 sq. ft. of living plus covered patio, 2 car garage, storage shed, 135x150 lot. This home has been loved and cared for over the years. The home has replacement windows and 2 window air conditioners that keep this home nice and cool in the hot summer days. Home is easy to keep comfortable with all electric average is $210/mo. Very desirable neighborhood so get it before its GONE. $129,900
Call Sandi Before It's G NE 937-658-3825

225 PARKWOOD
North end, dining room opens to kitchen, hardwood floors, living room has fireplace, great room, nice sized bedrooms, master bath has walk in shower. Nicely landscaped, storage shed, deck, hot tub. Partial basement, 2 car attached garage.
Call Sandi Before It's G NE 937-658-3825

820 LYNN ST.
Walking distance to Sidney School Campuses, family room, living room, full basement, 2 car detached garage. **$74,900**
Call Sandi Before It's G NE 937-658-3825

327 N. WEST AVE.
This 3 bedroom, 2 full bath home has a completely updated kitchen, new flooring, was originally a 2 unit but recently converted to a single family home. **$59,900**
Call Sandi Before It's G NE 937-658-3825

3101 DEER PATH WAY
Stunning contemporary home nestled on a little over 2 acres 3 bedrooms, 2 1/2 baths, finished walkout basement, lots of nice updates. **$189,900**
Call Sandi Before It's G NE 937-658-3825

126 W. RUTH
4 bedrooms, 2 full baths, huge dining room, laundry room addition by Raterman Construction, semi finished basement, neutral décor. Move in Ready, all kitchen appliances included, great fenced in yard with Play Set... Carport and storage shed, great paved patio with fire pit to create everlasting family memories.... **$124,900**
Call Sandi Before It's G NE 937-658-3825

219 FRANKLIN
Amazing investment opportunity. 3 unit upstairs rents for $400, downstairs units $450 each, could easily be converted to a single family home. **$32,000**
Call Sandi Before It's G NE 937-658-3825

3090 W. MASON RD.
This fabulous brick home is located in Anna Schools. 3-5 bedrooms, first floor features 3 bedrooms, office, could be 4th bedroom, 3 full baths, great room, dining room, mud room and kitchen. The lower level has a fully equipped recreational room, living room storage and potential for 2 more bedrooms, add to this a 2 car garage, and a huge outbuilding, deck and pond and over 3 acres. This could be the perfect place for your New Year. **$279,900**
Call Sandi Before It's G NE 937-658-3825

2571 SCHENK RD.
Beautiful Secluded country Location 3 Bedrooms Wrap Around Deck , 9 plus acres~ Pond~ Out building with a Horse Stable.
Call Sandi Before It's G NE 937-658-3825

2015 PRESIDENT'S SALES CLUB

Wild About Real Estate!

WANTED: Sellers in Anna and Ft. Loramie School District
CALL SANDI SHIPMAN 937-658-3825

40865904

Jeff Apple
937-418-3538
japple4realty@earthlink.net

Marlo Capuano
937-507-9223
mcapuano@bhhspro.com

Susan Davis
937-726-2857
susandavis.ohio@gmail.com

Vanessa Goshorn
937-726-0673
vgoshorn@bhhspro.com

Gareth Johnston
937-689-4383
garethjsold@yahoo.com

Sandi Shipman
937-658-3825
sandishipman@gmail.com

Andrea Stewart
937-638-3283
andreastewart0218@gmail.com

Tambra Young
937-214-0791
tambra.young@yahoo.com

Clay Wildermuth
937-638-6013
cwildermuth@bhhspro.com

TJ Wilmath
937-418-3654
tjwilmath@gmail.com

There Is A New Real Estate Company In Town...

BERKSHIRE HATHAWAY HomeServices Professional Realty

110 E. Poplar St. Suite #1 Sidney, OH • Located in Murphy on the Square • **www.BHHSPRO.com**

Call One of our Real Estate Professionals For all Your Real Estate Needs

We Are Excited and Thrilled to be a Part of the Sidney Community

If You Are Looking For A Career In Real Estate Or Just Looking For A Change, Email japple4realty@earthlink.net or Call Jeff at 937-418-3538 To Learn About An Exciting Opportunity For You!

40865914

FOR SALE - NEW CONSTRUCTION - ANNA

TAX ABATEMENT

- **TAX ABATED - PAY NO PROPERTY TAXES FOR 4 YEARS AFTER YOU MOVE IN**
- LOCATED AT 107 TIMBER TRAIL IN THE NEW TIMBER TRAIL SUBDIVISION IN ANNA
- .51 ACRE LOT IN ANNA SCHOOL DISTRICT • 3-CAR GARAGE • BRICK EXTERIOR
- 2038 FINISHED SQUARE FEET • CUSTOM CABINETRY W/ GRANITE COUNTERTOPS
- FULL 9' BASEMENT WITH DAYLIGHT WINDOW •3 BEDROOMS • 2-1/2 BATHS
- LANDSCAPING ALLOWANCE INCLUDED
- THERE IS STILL TIME TO PICK YOUR OWN COLORS & FINISHES

Priced to sell at $279,900

MIDDENDORF BUILDERS

937-295-4219

Email: middendorfbuilders@nktelco.net
Website: www.middendorfbuilders.com

40872415

"If you're buying or selling get the Bryce Price!"

BRYCE realty LLC.
937 538-4772 BryceRealtyLLC.com

Bryce Realty LLC, serving Sidney, Shelby & surrounding counties with over 42 years of combined experience

DAVID K. FLEMING
Realtor / Owner & Notary
937-658-2832
davidkfleming@gmail.com

RYAN K. FLEMING
Broker / Owner
937-538-8131
ryankfleming@gmail.com

P.J. JACOBS
Realtor
937-726-7270
pjacobs2@woh.rr.com

MISSY LANGE
Realtor
937-538-1500
missylange7@gmail.com

RHIANNON ROSE
Realtor
937-441-8952
rhiannonmrose@gmail.com

LOCATED NEXT TO I-75 AT 2805 WAPAKONETA AVE., SUITE 95

524 E. JEFFERSON

CHEAPER THAN RENTING!!! Don't miss this house, a lot has been done to the inside. New carpet, new paint, windows, outside door, hot water heater, new flooring in the kitchen & a lot of room outside. Home is located on 4 parcels, 01-19-30-307-026, 01-19-0-307-303, 01-19-30-307-034, & 01-19-30-307-022. Don't miss an opportunity to see this home. What a nice place on the back porch to have coffee in the AM. Asking $39,900, MLS 375894.

PJ JACOBS 937-726-7270

520 SIXTH AVE.

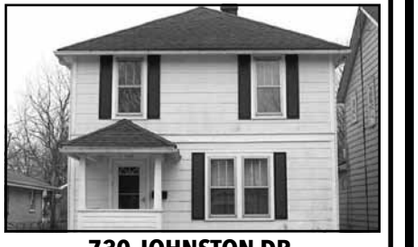
VERY WELL MAINTAINED 3 bed, 1 bath ranch with 1 car attached garage, porch, patio, shed & fenced backyard. Gas forced air & central cooling. Updates include bathroom 2016, kitchen flooring 2015, kitchen counter tops, back splash & roof 2012, Interior doors & carpet 2009, Electrical service 2005 & replacement windows 2002. Located on a corner lot this home is near I-75 access, a shopping plaza, elementary school, community park & eateries. Sewer line has been inspected & approved by the City of Sidney. Asking $84,900, MLS #370253.

DAVE FLEMING 937-658-2832

1301 ST. MARYS AVE.

This 3 bed, 2 bath home has 4,140 sq. ft. of living space. Massive family room is 15x34. 3 Seasons room is 15x21 & perfect for a hot tub. Full semi finished basement w/ 25x28 rec room. Other features include security system, 2 fireplaces & dual furnaces w/ zoned heat & exterior patio. Appliances stay but are not warranted. Located on 1.38 acres w/ 2 car attached garage, U shaped driveway, 30x40 detached outbuilding w/ 2 car overhead garage door. Can be seen on short notice. Property includes parcels 020-18-25-126-002 & 020-18-25-126-003. MLS# 373475. Asking $275,000.

DAVE FLEMING 937-658-2832



730 JOHNSTON DR.

Can be seen on short notice, call today! This 3 bed, 1.5 bath home has new carpet in the living room, hallway & 1 bedroom. New shower, faucets, GFCI's & paint throughout. 20x20 LARGE family room has open ceiling, wood burning stove & a bar for entertaining. Porch, patio & nice deep backyard. 1 Car detached garage. Gas forced air heat & central air. Located near Veterans Walkway, community parks & sports complexes. Appliances that stay are not warranted. Asking $89,900, MLS 375303.

DAVE FLEMING 937-658-2832

327 & 329 JEFFERSON ST.

Investor Owned property with documented returns. Updates include plumbing, electrical, doors, windows & kitchen. Insulated crawl space. Tenants responsible for utilities. Asking $39,900, MLS# 368614.

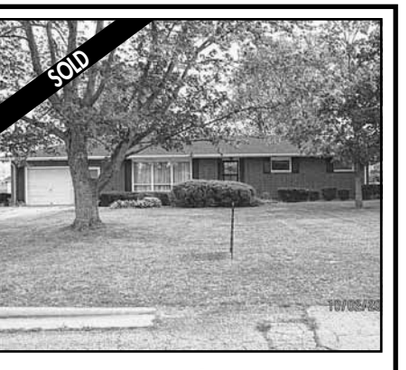
RYAN FLEMING 937-538-8131

347 & 349 MAPLE ST.

Investor owned property with documented returns on property. Updates include electrical, plumbing & windows. Each unit includes a free standing gas range. Tenants responsible for utilities. Asking $54,900, MLS# 368601

RYAN FLEMING 937-538-8131

521 N. WAGNER



44 MEADOW LANE

40871162

BRYCE realty LLC.
937 538-4772 BryceRealtyLLC.com

P.J. Jacobs
937-726-7270

OPEN HOUSE MAY 14, 1:00-2:30 PM

524 JEFFERSON

Don't miss this house. A lot has been done to the inside. New carpet, new paint, windows, outside door, hot water heater, new flooring in the kitchen, and a lot of room outside. Home is located on 4 parcels, 01-19-30-307-026, 01-19-0-307-303, 01-19-30-307-034, and 01-19-30-307-022. Don't miss an opportunity to see this. What a nice place on back porch to have coffee in the AM.

List your vacant houses with me and let me show you what I can do!

40871661

Call a Realtor Today –
Finding Your Happy Place Has Never Been Easier!

www.sidneydailynews.com
SHELBY COUNTY
home FINDER

40873313

Don't Pay 6-8% to sell your home
LIST AND SELL FOR AS LITTLE AS 4%
Our focus is on the service we provide... NOT the commission

Travis Weldy
Call or Text 937-538-7456
email: travis@clientschoicerealty.com

CLIENT'S CHOICE REALTY

Jaime Weldy
Call or Text 937-538-7457
email: jaime@clientschoicerealty.com

242 SHERRI ANN, SIDNEY, OH $149,900
3 BEDROOM, 2 BATH 1590 SQ FT
OPEN HOUSE SUNDAY, MAY 15 1:30-3:00

1032 BROADWAY, SIDNEY, OH $117,000
3 BEDROOM, 1.5 BATH 1846 SQ FT
UNDER CONTRACT IN 10 DAYS!

206 CHARLES, SIDNEY, OH $114,900
3 BEDROOM, 2 BATH 1278 SQ FT
NEW LISTING

1144 KUTHER, SIDNEY, OH $94,000
3 BEDROOM, 1.5 BATH 1584 SQ FT
COUNTRY LIVING

40871728

BROKERS REAL ESTATE INC.
937 498-4725

People Who Know Real Estate Use Caven

CAVEN RISK, Broker

Recognized for numerous awards and achievements. Caven has:

- *Instructed Real Estate Appraisal, Principles and Practice, and Real Estate Law at Hondros College*
- *Won backgammon tournaments in Chicago, Dayton, Rochester, NY, and Sidney*
- *Been the longest serving Commissioner of the Sidney Bocce League*
- *Considered running for President*

40865917

IT'S BEEN A BUSY MONTH MAKING DREAMS COME TRUE!

780 PLUM RIDGE TRAIL
$279,900

Spacious three bedroom home on a large wooded lot in Plum Ridge. The master bedroom suite has a walk in closet, whirlpool tub and separate shower. The kitchen includes all of the appliances.
Caven Risk (937)489-7200

2141 VICTORIA COURT
$249,900

Two owner, 2600 square foot custom built four bedroom home by Tomb Builders. Spacious open floor plan is great for entertaining. The kitchen has lots of cabinets and counter tops.
Caven Risk (937)489-7200

402 OAKLEAF
$229,900

Well maintained duplex. Vaulted ceilings, track lighting, French doors. 402 and 404: Refrigerator, stove, dishwasher, microwave, washer and dryer to stay.
Caven Risk (937)489-7200

136 TWINBROOK
$179,900

4 bedroom home on a quiet cul-de-sac for sale or lease. Eat in kitchen with newer appliances, Corian counters. The family room has a wood burning fireplace. REALTOR OWNED
Caven Risk (937)489-7200

133 VILLAGE GREEN
$169,900

Outstanding 3/4 bedroom home with a vaulted ceiling in the great room, eat in kitchen includes appliances, adjacent dining area, natural lighting throughout. High efficiency furnace.
Caven Risk (937)489-7200

529 E. PARKWOOD
$149,900

Extremely well cared for all brick home a block from the YMCA. Three good sized bedrooms, all with double closets. The family room has a gas fireplace.
Caven Risk (937)489-7200

438 E. LYNDHURST
$125,000

Immediate possession can be yours with this spacious 4 bedroom home conveniently located to the Moose and YMCA. Great kitchen! Gas stove, SS fridge and dishwasher, granite counters.
Caven Risk (937)489-7200

1616 N. MAIN
$116,900

Well maintained, 1.5 story home located in the north end of Sidney. Numerous updates: siding, windows, porch and bath. The kitchen has been updated with warm, maple cabinets and large pantry.
Caven Risk (937)489-7200

"You were wonderful people to work with... understanding. You sold my home quickly and stayed in touch with me. I actually enjoyed the experience."
~ Anita Crase ~

"Caven made the move from Michigan to Ohio seamless. The transaction was handled very well in a short amount of time. We would use Caven again."
~ Steve and Betsy Crosley ~

DEVELOPERS
$287,250

11.50 acres on the north end of Sidney, convenient to I-75. Presently zoned R-1. Shovel ready. All city utilities available. Located on Wapak Rd.
Caven Risk (937)489-7200

FARMS
$189,900

21+ acres, including a pond, in Botkins. The property may be used as a farm field or home site. Think about it, dream about it. This could be your next big adventure! Located on Southland.
Caven Risk (937)489-7200

BUSINESS FOR SALE
$240,000

Located just west of Kuther Road and the city limits on a major state highway. The sale includes a C1 and C2 license, 2500 square foot building, coolers, and equipment. Location: 3620 SR 47.
Caven Risk (937)489-7200

INDUSTRIAL
$695,000

Conveniently located less than a mile from I-75. This 24,000 sq. ft. building has a loading dock and drive in door. It is available for sale or lease. Location: 2500 Fair Rd.
Caven Risk (937)489-7200

11305 WENGER RD. $389,000

This impeccable charmer's elegance, nestled on 2 acres, reigns above the rest! Immaculate, move in ready condition. 4 bedrooms/3 1/2 baths, breathtaking basement in-law suite. Private entry office suite. Over 4800 SF of exquisite living space. Towering cathedral ceilings, arched/columned entry, beautiful hardwood floors.

Pattie Armstrong (937)489-1861

2281 S. VANDEMARK RD $309,900

Beautifully transformed custom built five bedroom, three bath home outside of Sidney on one country acre. Discriminating architecture. The versatile loft overlooks the cathedral ceiling of the great room and full stone centered fireplace. The kitchen has been completely remodeled; it is simply gorgeous! Ceramic tile and rich, hardwood floors.

Pattie Armstrong (937)489-1861

17176 ST RT 119 $169,900

Completely renovated, 2 bdrm/1.5 bath ranch on 2 acres. Full basement, 2 car garage, storage shed. Additional acreage possible. Call for details.

Pattie Armstrong (937)489-1861

9347 T R 160 $129,900

Updated, 3 bedroom/2 bath, move in condition, manufactured ranch nestled on 2+ sprawling acres in Logan County. Outbuilding with furnace, 3 overhead doors, concrete floors and 220 electric.

Pattie Armstrong (937)489-1861

10511 E. LOCKINGTON RD $115,900

Tastefully renovated farmhouse. Extensive updates. Featuring four bedrooms, a large deck with numerous entrances, outbuilding and storage shed. It has four porches! Spacious!

Pattie Armstrong (937)489-1861

208 DALLAS ST. (& 210) $109,900

This magnificently renovated duplex reflects precise state of the art workmanship throughout. 3 beds/1.5 baths each side. Live in one side, rent the other side.

Pattie Armstrong (937)489-1861

12071 THELMA DR. $79,999

Enjoy year round lake living! Charming 3 bdrm. ranch with numerous updates. Huge first floor master bedroom. Ultimate entertainment sunroom, full length wood bar. Possession at closing.

Pattie Armstrong (937)489-1861

11190 SCHROEDER RD. LOT #1 $79,900

Secure your own private lake home! This meticulously updated 2 bedroom home offers numerous updates. Located on an end corner lot. Covered patio. Possession at closing.

Pattie Armstrong (937)489-1861

208 W. MAIN ST $74,900

Three bedroom nostalgic home located in Anna. Spacious rooms, unique built ins, natural woodwork. This century old home has numerous updates: roof, siding, windows, electric, flooring.

Pattie Armstrong (937)489-1861

3237 LEATHERWOOD CREEK RD. $54,900

Enjoy country living in the tranquil area of Plattsville outside of Sidney. Two to three bedrooms, detached garage with workshop. Deep lot bordered by woods on one side.

Pattie Armstrong (937)489-1861

12219 LEE DR. $52,500

This could be a cozy getaway, a year round home or a potential investment property. Located at Filburns Island, 2 bdrms, a sunken living room, a bright kitchen and a new metal roof.

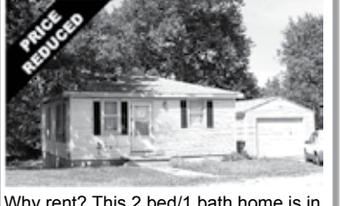
Pattie Armstrong (937)489-1861

425 JEFFERSON ST. $49,900

Cheaper than rent! 3 to 4 bedroom/2 bath home. Numerous updates done on this 1500 SF, 2 story within the past 2.5 years. Move in ready. Possession at closing.

Pattie Armstrong (937)489-1861

6635 ST. RT. 66 $44,900



Why rent? This 2 bed/1 bath home is in Newport. Updated kitchen, newer roof, flooring, electric, plumbing. Full basement, garage and woodburner.

Pattie Armstrong (937)489-1861

FOURTH AVE. $30,000

This is a storage building. It is also perfect for your next B-2 endeavor! Alley access. Newer roof and trusses. Shared driveway with the house to the north.

Pattie Armstrong (937)489-1861

40865919

BROKERS REAL ESTATE INC.
937 498-4725

Your "High Energy/Higher Results" Realtor

PATTIE ARMSTRONG, REALTOR
Cell (937) 489-1861
armstrongpattie@yahoo.com
www.lovetosellrealestate.com
302 West Russell Rd.
Sidney, OH 45365

OAR President's Sales Club Award Winner
MULTI MILLION DOLLAR
Reader's Choice Award 2013

Looking for building lots?

I have several available.

Kristi Bayhan
Realtor
937.638.9577

Rita Thurman
Realtor
937.726.6173

6670 PALESTINE
$50,000

Becoming property located in the quaint neighborhood of Pemberton.The home features a galley style kitchen and hardwood floors throughout. Oversized rooms. Great front porch!

Kristi Bayhan (937)638-9577

402 S. MAIN
$129,900

Over 2000 sq. ft. of living space! Four bed, two bath home within walking distance to school, downtown and the library. The dining room has a built in hutch, the garage is oversized.

Kristi Bayhan (937)638-9577

449 LUNAR

Spacious, three bedroom home located in the north end of Sidney. The home is situated on a corner lot close to the interstate and YMCA. Eat-in kitchen, laundry room off the garage. Replacement windows throughout.

Rita Thurman (937)726-6173

308 CHRISTIE
$129,000

An affordable three bedroom home in Anna. Enjoy the peace and privacy! The home has a pleasing floor plan. The eat in kitchen has a huge pantry, the covered deck is off the family room, the yard is fenced.

Rita Thurman (937)726-6173

BROKERS REAL ESTATE INC. 498-4725

Brokers Real Estate Inc.
937.498.4725 • 302 W. Russell Rd., Sidney OH 45365
40871969

Don Ritter
Realtor
419.296.6267

18482 JOHNSTON
$229,900

Three bedroom farmhouse located on just under ten acres five minutes from Sidney. Numerous upgrades throughout. New furnace and central air in 2016, 30x40 outbuilding, wooded back lot.

Donald Ritter (419)296-6267

BROKERS REAL ESTATE INC. 498-4725

Brokers Real Estate Inc.
937.498.4725 • 302 W. Russell Rd., Sidney OH 45365
40871973

Kim McCarty
937.497.SOLD (7653)
www.497sold.com

Sidney Daily News Reader's Choice Award 2015

REALTOR® EQUAL HOUSING OPPORTUNITY

ADDRESS	CITY	STYLE	ROOMS	BEDS	BATHS	GARAGE	SQ.FT.	PRICE	STATUS
804 Clinton	Sidney	2 story	8	4	2	1c det	1852	61380	Active
208 Davis	JC	2 story	8	4	1	n/a	1536	43900	Pending
224 Main	Sidney	2 story	9	5	1.5	2c det	2912	15300	Pending
7 Main	Fletcher	1 story	6	3	1	2c det	1188	56240	Active
49 Lookout Ct.	Urbana	2 story	7	3	2	2c att	3228	137150	Active
4193 St. Rt. 41	Troy	1 story	6	3	2	pole barn	1328	33000	Active
3625 St. Rt. 66	Houston	2 story	7	4	1	1c att	1248	39900	Active
624 Sunset	Piqua	1 story	5	3	1	1c att	962	58000	Pending
420 N. Wagner	Sidney	2 story	8	4	2	1c det	1813	33900	Pending
205 S. Westminster	Waynesfield	1 story	7	4	1	2c det	1444	12750	Pending
21541 Maplewood	Maplewood	2 story	7	3	2	1c det*	1616	36700	Active
215 N. Hanover St.	Minister	1 story*	4	2	1	1c att	1162	110880	Active

YOUR RESULTS-MY PHONE NUMBER 497-SOLD

BROKERS REAL ESTATE INC. 498-4725

Brokers Real Estate Inc.
937.498.4725 • 302 W. Russell Rd., Sidney OH 45365
40871974

Local Agents,
Local Knowledge

A commitment to helping you find the perfect home!

40872135

THE TIME TO BUY IS NOW!

Realtors make it easy for you to buy or sell your home. They have access to a pool of serious homebuying prospects... and a Multiple Listing Service that can offer buyers the affordable home of their choice. They do the legwork, the paperwork and the hard work to help you sell your home quickly.

Call a Realtor today and start making new memories in your new home.

REALTOR®

Look for the Realtor® Logo to find the commitment and full services of a real estate professional.

40602885

RE/MAX ONE Gay Smith

www.gaysmith.com

937-497-7961

Shelby County's Top Home Seller!

GAY SMITH
937-497-7961
ABR - SRES - CRS

1170 St. Claire • $369,000

Middendorf built with Belden brick! A ranch with an open floor plan, great room with a vaulted ceiling, full wall fireplace and an open granite kitchen with a dining area. 4 bedrooms, a lower level finished with a bar and media area, the 4th bedroom and full bath plus a toy room and a huge storage area with stairs to the three car garage. Located at the back of Westlake away from activity but close to all amenities. Take the tour at www.gaysmith.com.

1690 Wildwood • $349,000

Picture perfect two story built by craftsmen and taking every detail to heart. Living room and dining open to the ample kitchen and on to the two story sun room that overlooks the inground pool and perfectly maintained gardens and landscaping. Three bedrooms on the second level with two full baths. The lower level has a "cheers" bar and an entertainment area with a full bath. A charming home in the Westwood neighborhood. Take the tour at www.gaysmith.com.

604 Chestnut
NOW $97,500

A 4 bedroom bath and a half two story with a basement, a nice deck and a two car detached garage. The covered full front porch is inviting. No carpets… just hardwood floors throughout. Updated kitchen with a breakfast room. Large living room, a huge dining room and a parlor.

755 Chestnut
NOW $102,000

This home is move in perfect with its new kitchen, new flooring, updated bath, 3 bedrooms and its "down under' garage that fits your bikes…and is great storage. Charming and with character.

1213-1215 Evergreen • $134,900

Become a landlord or live in one side and let the other pay your way. Each has 2 bedrooms, living, dining and kitchen plus an extra deep garage. This one is brick and well maintained.

334-334 ½ Grove
$64,900

This corner double has a first floor apartment and a second floor apartment. Each had 2 bedrooms, bath, kitchen and living. Long term tenants. Owner is out of state.

140 Independence
$97,000

2 bedroom, 1½ bath condo with a nice sized living room, dining room and fully equipped kitchen. Access to a private patio and extra parking area make this North End condo appealing.

Huron Ct.
$35,500

THE last lot available on Huron Ct. in the Westlake Neighborhood. Check it out!

116 Freedom Ct.
NOW $117,000

Private end of the street condo with a two car garage, two bedrooms, updated bath and kitchen and both a large living room and a dining room or extra family room. Exceptionally nice.

339 S. Highland
$69,000

A double with 2 bedrooms, kitchen, dining and living on one side and a one bedroom apartment on the other. Live in one side and let the other pay its way. Needs some TLC but will make someone a nice home or investment.

623 Linden
$20,900

3 bedroom two story…super investment potential on a double fenced lot.

151 Liberty Ct.
$95,000

Nice North end condo with 2 bedrooms, a bath and a half, living and separate dining plus a fully equipped kitchen. Private patio and an extra deep one car garage. Perfect for one or two.

124 Kossuth
$38,500

Lots of character in this 2 bedroom home. Living, dining and eat in kitchen, full bath and utility on the main level plus an enclosed front porch.

Residential Lot/ Westlake neighborhood - Corner of Westlake and Erie Ct.
$45,000

Lunar Rd., Wapakoneta
$137,900

Commercial lot with utilities to the front and heavy duty electrical service to the back. 2.49 acres for your business relocation.

208 N. Main • MAKE YOUR FUTURE YOUR OWN!

The Botkins Towne General former grocery store is still available. Nearly 10,000 sq. ft. of space for a large enterprise or possibly divide it up and share the space with cluster of small businesses. A super opportunity. Just call Gay and let's get started.

500 E. Court St., Sidney

Make an offer on this unique property that offers two separate buildings, great parking and an opportunity to build your own business or rent it for multiple businesses. Please call Gay.

1609 Westlake • NOW $249,900

Great new price for this full brick custom built ranch with Lake Frontage. Split floor plan. The master suite has a water view and has a huge bath and walk in closet. The central kitchen opens to the dining room and glass pocket doors open to the great room with its vaulted ceiling. Two additional bedrooms share a full bath and the fourth bedroom may be used as an office. The oversized two car garage has easy entry to the utility room and half bath. Nice curb appeal and a promise of easy living. Handicapped accessible.

RE/MAX ONE

216 E. Poplar St.
Sidney, OH 45365
937-497-7961

40865963

Go to Property Search for 1000s More Available Properties www.gaysmith.com Each Office Independently Owned and Operated

RE/MAX ONE

CONNIE BELL
658-2662

LORI SHOEMAKER
638-2754

BILL FOSTER
710-3343

JUSTIN VONDENHUEVEL
538-6231

GAY SMITH
937-497-7961

Put a full time experienced realtor to work for you!

623 S. Main
$109,000
TOTALLY updated to perfection from electrical, plumbing, roof, windows, kitchen with new appliances, new furnace and a/c...plus it has the character and charm. Plenty of space to the back for a garage. Call me! It is a real find.

JUST LISTED
760 Johnston • $129,000
2-3 bedroom story and a half with 2 full baths, a first floor master, equipped kitchen, large living and dining with a fireplace, full finished basement, a one car deep garage, lovely patio and backyard. Nice!

CRUIZER'S in Russia is available.
www.cruizersbarandgrill.com
115 E. North
Step in...it will pass to the new owners as it stands with equipment, fixtures and inventory plus licenses...even reservations for summer and fall events. Everything has been updated and improved as needed. A lack of time is the reason for the sale. Best for a full time owner who loves people and an enthusiastic following. Check out the CRUIZER'S website for more information or call Gay at RE/MAX ONE! A great business with excellent cash flow.

COMING!!!
3-4 bedroom two story on 5 wooded acres in the Anna School District. Watch for it!!

22555 Maplewood Rd.
$134,500
2-3 bedroom farm home on 2 acres with a detached 2+ garage and an outbuilding with concrete floor and electric connection...perfect for a workshop. The home has an eat-in kitchen, dining room, gathering room and living room. Main floor utility.

432 W. Main St.,
Port Jefferson • $39,900
Sweet two bedroom home with a nice living room, sunroom, kitchen and bath and a covered front porch perfect for 'Sitting." Huge backyard with an outbuilding and land to the river.

438 W. Main, Port Jefferson
$65,000
3 bedroom 2 story on 2 lots with a barn, bow shooting area and deer blind plus the nature that follows the river. Some updates...newer kitchen and bath. Hardwood floors and lots of nooks and crannies. Perfect get a way property yet "in town." Please call Gay!

821-823 S. Ohio • $73,000
An affordable double with long term tenants. Monthly income is $1,040. Brick exterior.

115 S. Ohio
$79,900
3 story downtown building with the main level ready for your new business with lighting, heat and air; plus shelving and some other amenities. Good location and good traffic.

403 N. Miami, Bradford
$59,900
Solid 2 bedroom two story with an updated kitchen and bath, large living room and main level utility room. Good backyard.

16390 E. Mason Rd. $195,000
Large farm home on 2.9 acres with a solid barn, 3 car detached garage and even a walkout basement. 4 bedrooms with 1 bath but space for an additional bath. 1st floor bedroom, living and dining plus an eat-in kitchen and nice sun room. Finished basement.

PENDING
630 E. Parkwood
4 bedroom two story with a great room, family room, dining and a central kitchen. Nice sized rooms throughout. Fenced backyard. Super location.

740 Plum Ridge Trail
Make an offer on this Plum Ridge wooded lot. Nice potential for that new home.

Sidney Freyburg
2+ acre building lot! Ready for your summer build. Asking $58,900
Village Parkway
Jackson Center development lots beginning at $19,900.
Hudson Lake Estates
Lots starting at $21,900

Roettger Rd. • $62,000
3 acre health department approved lot. Just North of St. Rt. 274 on Roettger Rd.
Village Green • $20,000
Building lot available! Charming neighborhood.

945 Pt. Jefferson Rd. • NOW $125,500
Charming 4 bedroom home with 2 baths, updated kitchen, hardwood floors, a full basement and a detached two car garage. Terrace the backyard and enjoy a nearly full garden for plants or vegetables. Well-built home with character.

675 Tabitha • $239,900
Cul de sac Plum Ridge location brick ranch home with a full basement. 3 bedrooms, 2 baths, granite kitchen, open floor plan. Lots of amenities to enjoy.

308 Stewart • $84,900
Very nice 3 bedroom 2 bath ranch home in the Stewart neighborhood. Lots of nice updates. One car deep garage with a carport to the side for extra vehicles

8788 St. Rt. 66, Fort Loramie • $199,900
Well-built brick ranch home with 2 bedrooms and 2½ baths. Open floor plan with lots of options. A separate garage/workshop with a loft, heat and electric would be super for a home business. Well cared for property.

RE/MAX ONE
216 E. Poplar St.
Sidney, OH 45365
937-497-7961

40865964

Go to Property Search for 1000s More Available Properties www.gaysmith.com Each Office Independently Owned and Operated

RE/MAX ONE Gay Smith

www.gaysmith.com

937-497-7961

Shelby County's Top Home Seller!

GAY SMITH
937-497-7961
ABR - SRES - CRS

700 Plum Ridge Trail • $650,000

French manor custom designed home on a wooded .976 acre setting. One of a kind two story with formal and informal areas and a 3 season enclosed porch overlooking the salt water inground pool. An Erin Mock kitchen is the center of activity with Thermador gas professional range, 2 Bosch dishwashers, Sub Zero side by side refrigerator, Cambria granite counters and island. There are 4 bedrooms, 4½ baths, a walkout level with a full office and gathering room. A top of the line home in every way. Pristine landscaping!

EXCLUSIVE WITH GAY SMITH at RE/MAX ONE!

18894 McCloskey School Rd. • $499,800

This home will stretch your imagination. Over 6,000 sq. ft. of living on 9.7 acres of country. Large and impeccable living room and dining with a center stairwell, a 40' by 20' great room, two stories high with a stack stone wall fireplace. 4 bedrooms, 4½ baths, slate flooring plus hardwood and bamboo with cherry ceilings. Hand painted murals, designer wall treatments, and large partially covered patio with a fountain feature. Huge designer kitchen. Take a tour at www.gaysmith.com.

11525 Wenger Rd., Anna • $625,000

You won't want to leave home! A 10 acre setting with a fully equipped horse barn (but doesn't require horses) with a finished second floor for a meeting room or gathering area, an extra utility barn and half interest in a lovely pond. The home is one of a kind offering 5,759 sq. ft. counting the walkout fully finished lower level that offers an elevator for easy traveling. 4 bedrooms with 4½ baths, two story great room and kitchen and dining with a pond view. Formal dining or music room plus a parlor or office. This home will be a perfect fit for a family that entertains and who likes great space plus one who enjoys outdoor activities. Take the tour at www.gaysmith.com.

9344 Pasco Montra Rd. • $450,000

A breath of country air, 13+ acres mostly wooded, with a stocked pond and an outbuilding with a lean to for storage, a hobby or extra space. The home offers over 4,000 sq. ft. counting the fully finished walkout lower level (even with its own kitchen and full bath and hot tub room.) Upstairs are 3 bedrooms (one currently used as an office), an open floor plan with formal living and dining plus a kitchen that has informal dining to the back overlooking the deck that is within touching distance of the natural woods and habitat. The split floor plan allows the master bedroom to be surrounded by woods for peace and privacy. A fabulous property. Take the tour at www.gaysmith.com.

3714 St. Rt. 47W $625,000

Formerly Snyder Block. Now available with many possible uses. Great brick front building with restrooms, gathering room, granite office area, back patio and fenced storage yard. Two outbuildings to the back of the property are useful for many different occupations from repair work to landscaping projects to other retail possibilities. An opportunity to step up in visibility. Please call Gay.

519 N. Ohio NOW $209,000

Take a long look at this historic Gothic Revival brick two story. 4 bedrooms and 3½ baths on a huge lot to assure you of plenty of personal space. Large rooms with character, an office with a stacked stone fireplace, an updated kitchen with a farmer's sink and a separate summer kitchen. Two staircases, a butler's pantry, huge walk in closets, an attic loft and large patio with a retractable awning plus a 4-5 car garage to the back. Beautiful landscaping. A totally move in and enjoy charming home.

1302 Port Jefferson Rd. • $200,000

You will visit and say WOW. This immaculate 4 bedroom home has been completely restored to its fine condition. Enjoy the first floor master suite, formal living with a fireplace, dining and kitchen. The lower level has the family room or exercise center with its own half bath. Upstairs are 3 bedrooms with an additional gathering room or office. Lots of closets and storage. Sit on your front covered porch and watch the golfers across the street at the Moose Club or enjoy your enormous patio in the fenced backyard, an ideal place for summer entertaining. Nice, nice older home with tons of charm and character.

RE/MAX ONE

216 E. Poplar St.
Sidney, OH 45365
937-497-7961

40871402

Go to Property Search for 1000s More Available Properties **www.gaysmith.com** Each Office Independently Owned and Operated

TIPS FOR FIRST-TIME HOME BUYERS

Buying a home for the first time is an exciting period in a person's life. Deciding to buy a home often indicates buyers are ready to establish firm roots in a community where they can see themselves living for years to come.

The process of buying a home is rarely easy, and first-time buyers may feel overwhelmed at times. Such feelings are perfectly normal and felt by first-time buyers regardless of their budgets or home preferences. But there are a few ways to make buying a home more enjoyable than it is nerve-wracking.

• Examine your finances. The first step toward buying a home has nothing to do with deciding if you prefer a craftsman- or Tudor-style home. Before you even begin your search for a home, carefully examine your finances to determine how much is coming in and how much is going out of your household each month. Figure out how much debt you are currently carrying, be it student loan, automotive, consumer or any other types of debt. Order a credit report so you can see how prospective lenders are likely to see you, and address any errors you find on the report before meeting with any lenders. Peruse past bank statements to track your spending habits, looking for areas where you might be able to scale back if need be.

• Be prepared when visiting lenders. Prospective borrowers can make the home-buying process go smoothly by having all of the necessary documentation ready when visiting potential lenders. Many mortgage lenders will want to see some recent pay stubs (from both borrowers if buying with a spouse or partner), a couple years' worth of W-2s and tax returns, as well as your recent bank statements. You can always call ahead and ask lenders what they need to see when applying for a loan. Having these materials ready in advance means you will spend less time at the bank and more time finding the right home for you.

• Secure financing before you begin house hunting. Many first-time home buyers might not realize the benefits of securing financing before they begin looking for a home. Mortgage preapproval lets buyers know how much a bank will loan them, meaning they won't spend time looking at homes they can't afford. In addition, preapproval means buyers won't lose out on their dream homes as they scramble to secure financing after making an offer.

• Work with a local real estate agent. Real estate agents are an invaluable resource to home buyers and are especially valuable to those buyers who have never before purchased a home. Agents can help first-time buyers navigate the often confusing and, at times, disappointing process of buying a home. Choose an agent who is established in the area where you want to buy a home. He or she can provide information about local property taxes and schools as well as a multitude of additional issues that first-time buyers may not think of. Agents also know the lay of the land regarding home prices, which can ease first-time buyers' fears about overpaying for their first homes.

A home is the biggest purchase many people will ever make. First-time buyers may be intimidated as they begin searching for their homes, but there are several ways to make the process go smoothly.

724 OAK, SIDNEY

This is a move in ready home that has been completely remodeled. Has open living room/ dining room with beautiful wood floors. Two bedrooms, 1½ baths with a partial basement. A must see.

Call Jerri Barlage at 937-597-7115

733 CRESCENT DR., SIDNEY

Large rooms with tons of space and storage throughout this two story beauty! Master bedroom has walk-in closet and private bath. Large family bathroom upstairs has double vanity for your growing family. HUD Case #413-574841. HUD owned properties are sold "AS IS."

Call Barb Rank at 937-478-7551

9180 N KUTHER ROAD, SIDNEY

5.909 acres with a large pond in Anna School District! Large great room with cathedral ceiling and plant shelf, eat in kitchen with ceramic tile, sunroom with a great view of your pond, 3 bedrooms on the first floor and 2 bedrooms in the partially finished basement with two egress windows, 2 ½ baths, large first floor laundry, six panel doors, pocket doors, Pella windows, patio, shed, raised garden bed. Pond is stocked and has windmill aerator. And so much more!

Call Connie Watercutter at 937-538-0531

14846 LOCK TWO RD., BOTKINS

Country 2.82 acre lot with a beautiful stocked pond in Botkins School District! This lovely two story home features a spectacular foyer, formal living room, great room, two fireplaces, eat in kitchen open to the formal dining room, library, 2 master suites, 5 bedrooms total, 3 full baths, oversized two car attached garage and wood deck. Pond is stocked. 10x16 out building by the pond that is insulated, has heat, air, refrigerator, microwave.

Call Connie Watercutter at 937-538-0531

12595 KIRKWOOD RD., SIDNEY

Country home on a double lot! This home has a living room, large eat in kitchen, two to three bedrooms, updated full bath, laundry room and a utility shed. Less expensive per month than the rent you are paying?

Call Connie Watercutter at 937-538-0531

7052 COTTONWOOD RD., CELINA

Lake related property! Large ranch with a 2 car attached garage across the road from the lake just waiting for your updating.

Call Connie Watercutter at 937-538-0531

302 CHARLES AVENUE, SIDNEY

Great space in this home with four bedrooms on the first floor and one in the finished basement. sun room with Indiana slate flooring and covered porch, 2½ baths, 2 woodburning fireplaces, bamboo hardwood flooring, outside sump pump, front enclosed porch, utility sheds, patio, great side yard.

Call Connie Watercutter at 937-538-0531

18668 HERRING RD, SIDNEY

Beautiful, private 6.085 acre country location on the river in Fairlawn School District! Home features a large great room, formal dining room, family room with a spectacular view of the woods and river, convenient kitchen with an abundance of cabinets, master suite plus two more bedrooms, 2 full baths and a screened in porch to enjoy the wildlife. 24x40 detached garage with workshop. 42x64 outbuilding is heavily insulated with finished interior. This is a nature lovers dream.

Call Connie at 937-538-0531

8424 LOCHARD ROAD, SIDNEY

Great Country Subdivision in Sidney School District! This three bedroom, bath and a half ranch with a two car attached garage is ready to move into and has a newer roof, newer windows and water heater Fenced back yard.

Call Connie at 937-538-0531 to schedule your private showing

803 BOONE, PIQUA

Beautiful 4 bedroom, 2 full bath, two story home with nice hardwood floors throughout. Has so much space and storage to offer. The one car detached garage has a new roof, gutters and windows that were installed in 2015. This home sits on a very nice corner lot and has been very well maintained and cared for!! What a great place to call home!!!

Call Barb Rank at 937-478-7551

301 N. WEST, SIDNEY

This brick and vinyl ranch is located on a very large corner lot! Very spacious on the inside and offers an office with a private entry door. The two car garage has a work bench and a pull down ladder with lots of storage area.

Call Barb Rank at 937-478-7551

525 RAUTH ST., SIDNEY

Large foyer, open staircase, hardwood floors, pocket doors, updated kitchen, remodeled bath, garage, fenced back yard.

Call Matthew Watercutter at 937-538-0588

12615 KIRKWOOD RD, SIDNEY

Nice Country Village Home and features a large living room, 2 large bedrooms, computer room, eat in kitchen, utility room, forced air heat, 22 x 44 detached garage and chain link fenced back yard.

Call Connie Watercutter at 937-538-0531

734-736 CHESTNUT AVENUE, SIDNEY

Duplex in very good condition. 2 bedrooms, 1 bath, dry basement each side.

Call Connie Watercutter at 937-538-0531

HER
herrealtors.com
124 N. Main St., Sidney, OH

Matthew Watercutter
Broker
937-538-0588
e-mail: Matthew.Watercutter@HERrealtors.com
web: www.MattWatercutter.com

Connie Watercutter
937-538-0531
e-mail: Connie.Watercutter@HERrealtors.com

Stephanie Watercutter
Realtor
937-414-1865
e-mail:
Stephanie.Watercutter@HERrealtors.com

Barb Rank
Realtor
937-478-7551
e-mail:
Barb.Rank@HERrealtors.com

Jerri Barlage
Realtor
937-597-7115
Jerri.Barlage@HERRealtors.com

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

4086945

Emerson WAGNER Realty Co., Inc.

George & Janice Snowden
937-492-9806

Cheyenne Childs
937-638-1871

40871183

OPEN HOUSE SUN., MAY 15, 1-2:30

861 S. OHIO AVE.

This home features a well kept brick and stucco exterior, with a large front porch and rear 15 X 30 patio. The basement is a walkout, with a one car garage that has an electric door opener. The laundry facilities are located in the basement, along with the newer sump pump and dehumidifier. Everdry completed the water barrier that is in the basement. There are newer windows throughout the home, a new shower surround was completed in 2015. There are nice built-ins on each side of the gas fireplace in the living room. Priced nicely at $64,900. Call for your showing.

Emerson WAGNER Realty Co., Inc.

Susan Shaffer
937-726-8020

40872367

OPEN HOUSE SUN., MAY 15 1-2:00

11211 SHROYER, MAPLEWOOD

Country Living Charm! This property sits on 2 acres of land and will give you all the privacy you want! Master bedroom is on main floor, along with a screened in porch, large living room, and large dining room. Kitchen and full bathroom have new flooring and additional updates you will love. To keep the home cozy for the winter, it has a pellet stove (including pellets for warming all winter long), a corn stove, and a full tank of propane! In addition, you have an attached 2 car garage, patio, and kids play house! New electric panel in 2012 and new windows in 2008. Call for a showing today!

OPEN HOUSE SUN., MAY 15 2:30-3:30

224 FRANKLIN

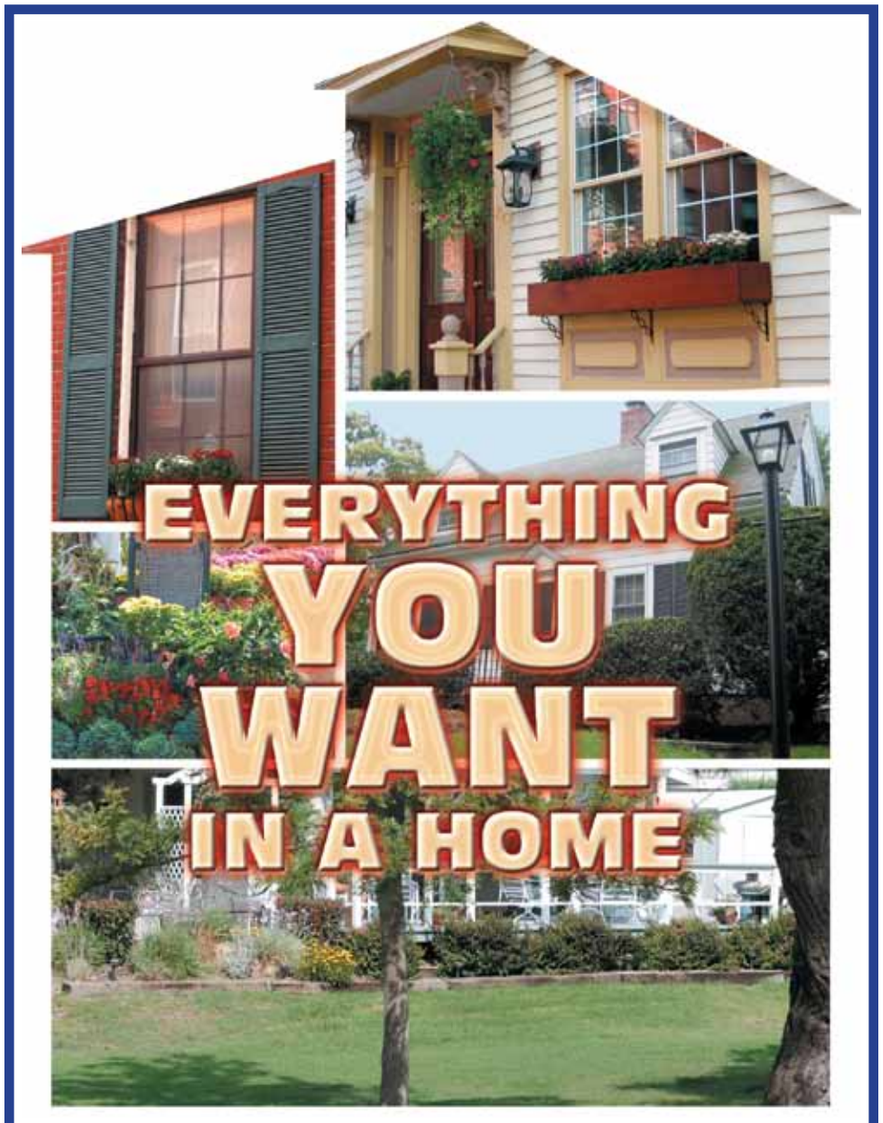
Excellent Income Opportunity! Each unit has own utility room, full bathroom, and open kitchens with oak cabinets. Upper level is a 2 bedroom and comes will all applicances. Lower level is a 2/3 bedroom. You can bring in over $900 in income a monthly. And for the ultimate man cave, you have a large 2 car detached garage that has separate 220 electric, drywall, and could be used as another income provider so someone wanting storage! New roof in 2013 and siding in 2006.

225 OAK

Great investment opportunity for price. Motivated seller.

1317 SIXTH ST.

1229 RIVERBEND



If you haven't found the perfect home yet, you haven't met us!

SHELBY COUNTY
home FINDER

40873311

LOOK at these Listings!

Emerson WAGNER Realty Co., Inc.

TOM MIDDLETON
726-1550
E-mail: tommiddleton@realtor.com
VISIT OUR VIRTUAL TOURS AT: emersonwagnerrealty.com

THINKING OF SELLING?
List With a Top Selling Agent in the Area

CELEBRATING 50 YEARS OF SERVICE TO THE COMMUNITY 1965-2015

OPEN HOUSE SAT., MAY 14, 1-2:30

2248 N. BROADWAY

This 10 room, 4 or 5 bedroom home is a bi-level and the 2,080 sq. ftThis 10 room, 4 or 5 bedroom home is a bi-level and the 2,080 sq. ft. Includes the lower level which has the family room, rec room, one or two bedrooms, utility room and one bath. The upper level has the living room, eat-in kitchen, third bedroom and full bath. The eat-in kitchen opens onto an elevated deck overlooking a fenced backyard. This property is ideally located across from the park.ne or two bedrooms, utility room and one bath. The upper level has the living room, eat-in kitchen, third bedroom and full bath. The eat-in kitchen opens onto an elevated deck overlooking a fenced backyard. This property is ideally located across from the park.

OPEN HOUSE SAT., MAY 14, 3-4:00

696 PARKWOOD

This 6 room, 3 bedroom, 2 full bath home has an open floor plan. This home features large bedrooms and a larger than average garage. From the large kitchen to the abundant amount of counter top space, built-in microwave, pantry, breakfast bar and loads of cabinets, this kitchen will impress you. Check-out the wood floor entry & vaulted ceiling in the great room. The backyard features a wood deck and a very private backyard with no neighbors behind you. From when you pull up the driveway and put your key in the front door - you will be proud to call this home your own!

OPEN HOUSE SUN., MAY 15, 3-4:00

169 TRANQUILITY

This is a great 1 story condo in Sidney's north end. Two bedrooms, 2 full baths, private back patio, and attached 2 car garage. Also includes a wood burning fireplace but has not been used by current owners.

2877 SUMMERFIELD

Are you looking for that great condo in a great location in great condition at the perfect price, then look no more. This condo is 1136 sq ft, including 3 bedrooms, 2 full baths, 2 car garage, gas heat and central air. All the outside maintenance is taken care of for you. That includes, mowing, mulching, snow removal, gutters cleaned, and windows washed. With a wonderful location and private backyard, you will be able to watch the deer from your window. You can not pass this one up!

1240 HOEWISHER

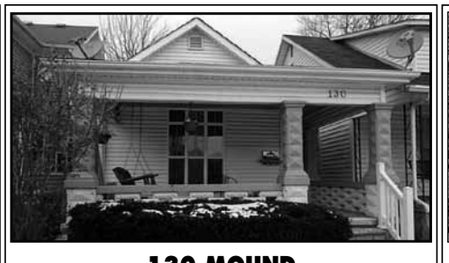
Special is what you would call this 8 room, 4 bedroom, 3.5 bath home with a full finished basement that includes a full bath. The first floor has a formal dining room, extra large living room with a gas or woodburning fireplace. The beautiful eat-in kitchen with granite countertops opens onto a large deck with a fabulous view of your very private backyard. Upstairs features 4 large bedrooms, 2 full baths and a walk-in closet for the master bedroom. The finished basement is a walk-out into the backyard. The basement has plenty of play and storage area.

750 MARVA LANE

This beautiful 10 room, 3 bedroom, 2.5 bath with 3 car garage is located on a large lot on a cul-de-sac . You will be impressed by the large rooms and some special feature such as a large entry way with an impressive stairway to the second floor with open room overlooking the great room. A great room with a gas fireplace and is large enough to accommodate all your furniture. This great room opens to a four season porch (13x17) overlooking a big backyard. The kitchen is just off the great room and features a large eating area, island and an abundance of counter and cabinets. Master bedroom is on the 1st floor with a great master bath (10x13) featuring a whirlpool tub, shower and beautiful cabinets and sink. The second floor has 2 bedrooms, 1 full bath and a bonus room (16x29). Great for 4 bedrooms, play room or craft area.

508 SYCAMORE

Located on a large fenced-in lot with plenty of room for the family to play. This 6 room, 3 bedroom, 1 bath home on a crawl space has a newer Furnace & water heater. Built-in microwave in large eat-in kitchen.



130 MOUND

Well cared for home with newer siding and roof. Two bedrooms on the 1st floor, nice living room and kitchen. Special features include a heated back porch, laundry room on 1st floor and 10x16 storage shed in the backyard. Access to shed is off the alley.

INVESTMENT

213 ROBB ST., JACKSON CENTER

Looking for a great investment opportunity!!! This well maintained double will meet your every need. You could rent both sides or live in one side and rent the other side. This investment will produce more than enough to make payments and have equity. Ideal location, well maintained with 1 side rented.

717 S. MAIN

Investment opportunity! Owner lived on one side and rented other. Great way to get started or rent both sides. 1 side has hardwood floors in living & dining, kitchen and full bath on 1st. Washer & dryer hookups. 2 bedrooms & 2nd bath upstairs. Side 2 has great entry, living room, dining, bath & kitchen on 1st, 2 bedrooms up. Unique exterior, fenced back yard w/2+ garage. Low maintenance vinyl siding & tin roof.

40865930

Tammy Barhorst
937-538-0265

Emerson WAGNER Realty Co., Inc.

Ruth Ann Tillman
937-394-8331

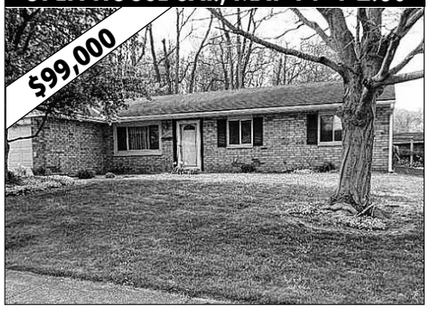
WONDERING WHERE YOU'LL WIND UP?

OPEN HOUSE SAT., MAY 14 1-2:30

114 Queen

Come take a look at this 3 bedroom, 1-1/2 bath home with whole separate living quarters for the 1 you love or may not! Newer vinyl siding, roof which had a complete tear off, some newer windows, carpet, furnace and paint. Don't let this slip away. Call Tammy Barhorst 937-538-0265.

OPEN HOUSE SAT., MAY 14 1-2:30



1027 Riverbend

Cheerful 3 bedroom brick ranch with too many updates to name. Extra large patio with fenced in backyard and 12x10 shed. House is plumbed for extra 1/2 bath. Call Tammy 937-538-0265

OPEN HOUSE SAT. MAY 14 3-4:00

8778 North, Kettlersville

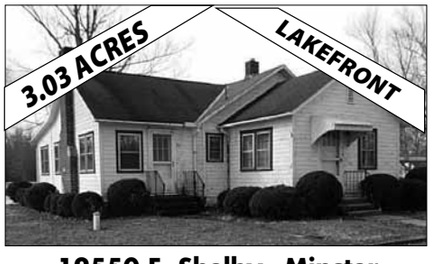
Come in and enjoy the community of Kettlersville. This 4 bedroom, bath and a half home is move in ready. Updated kitchen, some rooms freshly painted, original hardwood flooring, oversized utility room with sink and first floor master bedroom. Call Tammy Barhorst @ 937-538-0265 to schedule your showing today.

820 E. Court

Great investment property that includes 2 bedroom home and an additional 28x23 building with bathroom. Home and building are both currently being rented. Property is zoned B1. Call Tammy Barhorst 937-538-0265 or Ruth Ann Tillman 937-394-8331.

10908 W. St. Rt. 29, Rosewood

Take a look at this 2 bedroom, 2 bath home with semi finished basement that has been well maintained. Includes newer furnace and ac. Stroll out to the back deck and enjoy the large yard and open field. Plenty of room for the toys with 1 car attached garage and oversized 2 car detached garage with its own concrete drive. Don't let this slip away call for a showing today. Call Tammy for showing 937-538-0265



12550 E. Shelby, Minster

This unique lake front property invites you to lay back and enjoy the peaceful setting. Property includes 2 bedroom home with family room overlooking lake, 24x18 building with fireplace that was used as a bait shop, 21 boat docks and a boat slip. Come take a look at this beautiful property and you will fall in love. Call Tammy Barhorst @ 937-538-0265.

740 Campbell Rd.

Very well cared for brick home that is move in ready, 3 bedrooms, 3 full baths with new carpet thru out, newer gutters, windows and furnace. Plenty of off street parking and large private backyard. Call Tammy for showing at 937-538-0265.

1511 N. Kuther

Add your personal touches to make this home your own, 3 bedroom, 2 bath home on corner lot within minutes to town with oversized 2 car attached garage. Call Tammy Barhorst 937-538-0265.

13015 Luthman Rd., Minster

Anna schools, cute and cozy, this 2 bedroom, 1 bath lake property, could be year around property, or weekend getaway. Many updates, including kitchen cabinets, counter top, bathroom, and floor covering. Crawl space has been remodeled. Refrigerator, range, washer and dryer stays. Privacy fence, 8x10 shed, corner lot and newer dock. Call Ruth Ann Tillman 937-394-8331.

203 N. Main, Botkins

This 3 bedrooms, 2 bath is a nice clean home. Main floor has living room, dining, kitchen, bedroom, bath and laundry. Open stairway leading up to 2 bedrooms and bath. Full basement with lots of storage. Appliances stay, ceiling fans. One car attached garage. Enjoy sitting on the deck or privacy fenced area in back. Must see home. Call Ruth Ann Tillman 937-394-8331

211 Roth, Botkins

This 3 bedroom, 1 bath home, has large living room, one bedroom down, and 2 bedrooms upstairs. Full basement, and garage. Needs some TLC. Call Ruth Ann Tillman 937-394-8331

13619 St. Rt. 219

Wapak Botkins Schools. Affordable country home with open fields surrounding. 4 bedroom, 1 bath with newer roof, vinyl siding, electric and pressure tank on just under an acre. Come take a look and see the endless possibilities. Call Tammy Barhorst 937-538-0265.

40865937

Emerson WAGNER Realty Co., Inc.

REALTOR

EQUAL HOUSING OPPORTUNITY

40865936

Melissa Brunswick
937-622-1713

Christy Nicolas
937-658-3020

Jay White
937-638-0219

Gerold Quillen
937-726-7069

Joann Beemer
937-710-4122

815 FERREE

Country living in the city, was appraised at $115,000 11/2014. Enjoy the large private back yard with friends and family having cookouts and fires on the 2 parcels at the end of a quiet street! 3 bedroom home has been updated within the last 2 years, new furnace, AC, windows, water heater, electric, plumbing, flooring and auto close vents in the crawl and more. $97,000

Christy Nicolas (937)658-3020

0 VANDEMARK
PRIME COMMERCIAL LAND

Prime location for most any business from warehouse to physicians to restaurants or much more. Selling at $95,900 per acre.

Christy Nicolas (937)658-3020

OPEN HOUSE SUN., MAY 15 1-2:30

325 ROBINWOOD

In this well established neighborhood we have a lovely 3 bedroom brick ranch ready to move into. Very nice patio and back yard area to enjoy those cookouts. All measurements are approximate.

Gerold Quillen (937)726-7069

106 CHERRY, ANNA

Great location!! Nice Anna home on corner lot. Newer roof, windows, door, furnace, A/C & water softener. New flooring & paint in living room. Great curb appeal, located near school.

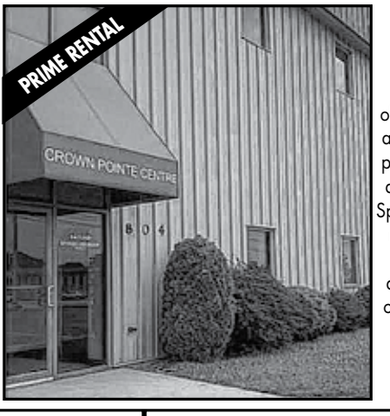
Melissa Brunswick (937)622-1713

5946 HARDIN WAPAK

$103,900

Best of both worlds, country living close to town. 2 bedroom, 1 bath home sitting on a double lot. Large 15x16 ft. patio great for BBQ's or family gatherings, there is an updated bath, 2.5 car attached garage connected to house by breezeway with new storm doors. Garage overhead doors, windows, siding and exterior door were all replaced in 2006. New water softener, roof and windows installed in 2000. New 50 gal. water heater installed 2015, new well water pressure tank in 2006 and new furnace and AC in 2004. Also in 2012 new insulation was blown into outside walls, attic has 16" new insulation, basement had spray foam and duct work was wrapped.

Christy Nicolas (937)658-3020



804 W. RUSSELL RD.

1350 sq. ft. of prime office space, professional entrance, great street presences, signage and ample parking spaces. Space can be configured multiple ways to meet needs. High visibility area and interstate access nearby. All utilities are paid by lessee

Christy Nicolas (937)658-3020

2957 MASON RD.

Let 2016 be the year to make your move. Nice brick home with new metal roof in 2013, new gutters/downspouts 2014. Total remodel when purchased in '09. This 3 bedrooms/ 1.5 baths home is move in ready. Don't let this one slip away-call today!

Melissa Brunswick (937)622-1713

489 E. HOEWISHER

Price reduced! Don't let this one slip away. Beautiful north end 4 bedroom 2.5 bath home with lots of updates & storage, large master, full unfinished basement, gas fireplace. Let 2016 be the year to make your move. $204,900. Call today.

Melissa Brunswick (937)622-1713

101 E. MAIN, PORT JEFFERSON

Large 3-4 bedroom home on corner lot in Port Jefferson. Owner kept original 19th century wood floors in tact. Exposed wood beams tastefully decorate the home. Since 2001 the property had new roof, siding, windows, insulation, plumbing and electrical upgrade. $63,900.

Christy Nicolas (937)658-3020

413 E. ROBINWOOD

Updated bathrooms new carpet, paint, blinds and more. If you saw it before come see it now. New Price $135,900

Christy Nicolas (937)658-3020

Call Shelby County's Most Requested Realtors

Jayne Watkins: (937) 726-2211
Carol Freisthler: (937) 492-7463

Visit www.carolandjayne.com
View 1000's of properties, virtual tours, foreclosures and more!

Emerson WAGNER Realty Co., Inc.

2411 SCHENK RD.

Custom built! 3 bedroom, 2 bath ranch, 2100 sq. ft & partially finished basement. Separate living room, open oak kitchen/family/dining room, gas fireplace, 4 season Florida room, oversized laundry / hobby, 2 car garage & 36x24 building w/ tall overhead door. 1.08 acres. Close to shopping & schools. $244,900.

Carol Freisthler (937)726-3347
Visit www.CarolandJayne.com

1433 LANGDON

Ready-to-move-into 3 BR, 2.5 Bath home with over 1600 sq. ft., including a sunny Great Room, open to kitchen/dining area plus Family Room Addition with new flooring, bath, closet, & patio door. First Floor Master bedroom, wood flooring, walk-in closet. 2nd floor laundry. private rear yard plus patio. (NO SIGN)

Call Carol 937-726-3347 or visit
www.CarolandJayne.com

13040 LUTHMAN RD.

Sharp well maintained, move-in ready 2 bedroom ranch. Kitchen with appliances, island, spacious great room and a 28x37 heated garage with kitchenette & bath, walk-up attic storage, patio, deck and boat dock. $149,900

Jayne Watkins (937)726-2211
jpwatkins@nktelco.net

1306 N. MAIN

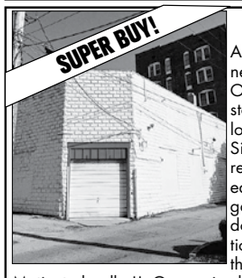
Well kept 4 bedroom w/ 1.5 garage & full basement. Updates: vinyl siding, roof & windows. Eat-in kitchen, some wood floors & more. North end. $83,900

Carol Freisthler (937)726-3347
Visit www.CarolandJayne.com

920 N MIAMI

Duplex in North End with 3 BR and 1 BR refreshed and updated apartments, ready-to-occupy. Newer first floor bath & laundry plus new carpet. Spacious kitchen. High efficiency furnaces and central air in 2010. Partial basement & 2-car garage. Very Good Condition. $80's.

Call Carol 937-726-3347 or visit
www.CarolandJayne.com



117 S. OHIO

All the storage any business will ever need! Over 4,000 sg. ft. 2 story bldg. conveniently located in downtown Sidney. Spacious open reception/office areas. 3-4 car attached garage with overhead door. Huge walkup attic. Gas heat. Explore the many possibilities. Motivated seller!! Owner is downsizing the current business. "Bldg Only" for sale. $49,900

Text Jayne for quick response for showing info. (937)726-2211

OAR President Club Award Of Achievement for 2015

Carol Freisthler (937) 726-3347

1808 DANIEL

Remodeled 3 bedroom, 2 bath ranch home on west end cul-de-sac with almost 1500 sq. ft. of Living area that has been completely updated with wood laminate flooring, bedroom carpet; Brand new kitchen, new interior trim and doors plus light fixtures and more.

Call Carol 937-726-3347 or visit
www.CarolandJayne.com

40865932

Emerson WAGNER Realty Co., Inc.

REALTOR®

EQUAL HOUSING OPPORTUNITY

Peggy Baird
937-726-5630
A Partner With You To Achieve Your Goals

742 MARVA LANE, SIDNEY

Exquisitely remodeled home with new maple kitchen cabinets with quartz countertops and backsplash and all the appliances will stay in the kitchen. Kitchen is open to large great room with cathedral ceiling, new solid wood flooring throughout the whole first floor, new base molding and crown molding throughout first floor. Master suite has tray ceiling, fresh paint and updated master bath and walk-in closet. 2 large freshly painted bedrooms and updated full bath and half bath and utility/mud room complete the first floor. Walkout basement boasts custom made wrap around solid oak bar with kitchen area with dishwasher, refrigerator and microwave. Large TV area and rec area and possible 4th bedroom or office. New french door opens to large patio area off basement and new French doors open to deck area off great room on main level.

606 SCOTT ST., PIQUA

Check out this adorable newly remodeled home with new kitchen that includes all the appliances, new paint throughout, new carpet in dining room. New windows 2008, furnace/AC 2009, roof 2014, tankless water heater 2015, siding and front porch 2015. Utility room floor and basement bathroom floors are heated. Finished basement with office and family room or rec room. Don't miss out on this gem! $93,900.

2525 N. MAIN ST., SIDNEY

Very nice well kept home in immaculate condition. 3 bedroom, 2 bath home with large living room and eat in kitchen with plenty of cabinets. Fireplace in family room that has gas line ran to it. Sit out in the enclosed patio in the evenings and overlook the fenced yard or enjoy sitting out on your front porch. $119,900.

826 GROVE ST., SIDNEY

You will be pleasantly surprised with all the space this home has to offer! 4 bedrooms and 2 full baths including one in the master bedroom. There is a large rec area or could be a large family room whichever you prefer. New flooring and paint throughout. Located on a quiet street close to parks, schools and shopping! Great price at $99,000.

40870986

Spring Open House Showcase

OPEN SATURDAY
MAY 14 1-2:00

826 GROVE
PEGGY BAIRD 937-726-5630

OPEN SATURDAY
MAY 14 1-2:30

2248 BROADWAY
TOM MIDDLETON 937-726-1550

OPEN SATURDAY
MAY 14 1-2:30

114 QUEEN
TAMMY BARHORST 937-538-0265

OPEN SATURDAY
MAY 14 1-2:30

1808 DANIEL
CAROL FREISTHLER 937-726-3347

OPEN SATURDAY
MAY 14 3-4:00

696 PARKWOOD
TOM MIDDLETON 937-726-1550

OPEN SATURDAY
MAY 14 3-4:00

8778 NORTH, KETTLERSVILLE
TAMMY BARHORST 937-538-0265

OPEN SUNDAY
MAY 15 1-2:00

11211 SHROYER, MAPLEWOOD
SUSAN SHAFFER 937-726-8020

OPEN SUNDAY
MAY 15 1-2:30

861 S. OHIO
CHEYENNE CHILDS 937-638-1871

OPEN SUNDAY
MAY 15 2:30-3:30

224 FRANKLIN
SUSAN SHAFFER 937-726-8020

OPEN SATURDAY
MAY 14 1-2:30

1027 RIVERBEND
TAMMY BARHORST 937-538-0265

2877 SUMMERFIELD
TOM MIDDLETON 937-726-1550

OPEN SUNDAY
MAY 15 1-2:30

413 ROBINWOOD
CHRISTY NICOLAS 937-658-3020

OPEN SUNDAY
MAY 15 1-2:30

325 ROBINWOOD
GEROLD QUILLEN 937-726-7069

OPEN SUNDAY
MAY 15 2:45-4:15

2801 N. BROADWAY
GEROLD QUILLEN 937-726-7069

OPEN SUNDAY
MAY 15 3-4:00

169 TRANQUILITY
TOM MIDDLETON 937-726-1550

Emerson WAGNER Realty Co., Inc.

937.492.3157

REALTOR®

www.emersonwagnerrealty.com

EQUAL HOUSING OPPORTUNITY

4086597