

Siefker Real Estate & Auction Co.

CONDO FOR SALE

>>> **GREAT LOCATION!!!!** <<<

BEAUTIFUL & PRESTINE, 3 BEDROOM, 2 BATH CONDO

Open Concept * Attached 2 Car Garage * Back Porch * Defiance Schools
AUGLAIZE CONDOMINIUM UNITS @ 786 Miami Dr., DEFIANCE, OH



786 MIAMI DR., DEFIANCE, OH 43512

BEAUTIFUL & Well Cared For, 3 Bedroom, 2 Full Bath, Condo in the Auglaize Condominium Units, Built in 2001 and offering 2,010 SF Living Area w/ Large Open Concept Kitchen, Dining Room & Living Room, Living Room Offers a Gas Fireplace & French Doors to Sunroom, Both Wood Flooring, Tile Flooring in Kitchen, Baths, Utility & Foyer, Carpet in 2 Bedrooms, Wood Flooring in 3rd Bedroom, Patio Doors Lead to Lovely Back Patio Overlooking Mature Trees, Attached 2 Car Garage, Cement Approach & Sidewalks, HOA Fees \$200 a Month, Defiance Schools Move In Ready! Just Waiting for You to Add Your Personal Touches! A MUST SEE!!

OPEN HOUSE: TUESDAY * SEPTEMBER 30th * 5:00 - 7:00 PM

..... **LISTING PRICE: \$ 279,900.00**

Shown By Appointment Contact:

AARON SIEFKER, BROKER

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View on the web @ www.realtor.com

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PRISTINE 3 BEDROOM BRICK CONDO in BEAUTIFUL SETTING

786 Miami Dr., Defiance, OH * Defiance School District



FRONT VIEW



FRONT ENTRY



SIDE VIEW



REAR PATIO VIEW



BACK YARD VIEW



GARAGE INTERIOR

FEATURES OF PROPERTY

1. 2,010 SF Brick Condo Built in 2001
2. Taxes \$2,435.50 per 1/2 year
3. Gas FA Heat/ Central Air
4. Brick Exterior/ Asphalt Shingle Roof
5. Public Water & Sewer
6. AEP Power/ Ohio Gas Company
7. Defiance Local Schools
8. Open Concept Kitchen, Dining, Living Room
9. Oak Cabinetry w/ Pull Out Shelving
10. Wood, Tile & Carpeted Flooring
11. Gas Fire Place in Living Room & French Doors to Sunroom
12. 3 Bedrooms & 2 Full Baths
13. 2nd Full Bath has Walk-in Jetted Tub
14. Master Bedroom has Private Bath and Walk in Closet
15. 462 SF Attached 2 Car Garage
16. Cement Drive, Sidewalks & Rear Patio
17. Mature Trees / Nice Landscaping

ROOM SIZES

Kitchen -	11' x 10'9"
Living Room -	16' x 13' 10"
Sunroom - 2 sky lights	19'10" x 13'10"
Dining Room -	14'10" x 14'10"
Master Bedroom -	15'4" x 13'6"
Master Full Bath - shower/tub	9'6" x 4' 10"
Bedroom -	11'9" x 11'11"
Bedroom -	12' x 12'4"
Full Bath -	8'9" x 4'10"
Laundry Room -	7' x 7'6"

NOTE: Refrigerator, Microwave, Stove, Washer, Dryer & Dishwasher All Stay With Home.

For Terms, Private Showing or More Info

Contact:

AARON SIEFKER, Broker (419)-235-0789



INFORMATION BELIEVED CORRECT BUT NOT WARRANTED



PHOTO GALLERY



KITCHEN VIEWS



FOYER



LIVING ROOM w/ GAS FIREPLACE



FRENCH DOORS BETWEEN SUNROOM & LIVING ROOM



SUNROOM w/ PATIO DOORS



LAUNDRY w/ SINK



BATH w/ WALK IN JETTED TUB



MASTER BATH



MASTER BEDROOM w/ CARPETED FLOORING



BEDROOM #2 w/ CARPETED FLOORING



BEDROOM 3 w/ WOOD FLOORING

THANK YOU FOR YOUR INTEREST IN THIS PROPERTY!

Siefker Real Estate & Auction Co. * Ottawa, OH

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