

NOVEMBER

MIAMI COUNTY

2021

HOME

BUYER'S GUIDE

A professional Real Estate Guide serving Miami County and surrounding areas



This home is offered by:

Bruns Realty Group

Miami Valley Today Miami Valley *Sunday* News

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MIAMI COUNTY

**HOME
BUYER'S GUIDE**

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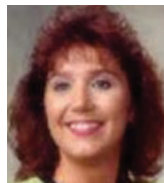
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Top Features for New Home Construction and Renovation

By Donna Cook,
Executive Director
Western Ohio Home Builders
Association

New buyers have a variety of choices when it comes to modern home design. While styles, sizes and décor can vary, there are certain key features home buyers want in their new home or when they're deciding to remodel. Research shows that the most desired features provide flexibility and comfort.

Design & Layout:

- **Real needs** – streamline feel with less clutter. Spaces that focus on function.
- **Open floor plan** – centered around a kitchen/great room.
- **Flex space** – spaces that can easily convert into a home office or additional bedroom.
- **Multigenerational living** - plans with space to accommodate aging parents of other shifts in the family dynamic.
- **High ceilings** – making a come-back, creating the feeling of open space
- **First floor owner's suite** – this is becoming a must for home buyers and large renovation projects
- **Natural light** – lots of windows, solar tubes, anything that brings in plenty of ample daylight is a must for home buyers and renovations.

Most Desired Kitchen Features:

- **Large island** – large islands serve many roles, from prep station to homework spot to eating area, making them the hub of the kitchen.
- **Breakfast room** – for casual dining
- **Open shelving** – further contributes to the open feel and simplicity buyers are craving.
- **Smarter storage options** – having the right amount of out of sight storage along with flexible spaces so homeowners can adapt to their needs.
- **Dedicated pantry** – the trend is toward bigger closeted pantries where the majority of the storage is located.
- **Quartz countertops**
- **Stainless steel appliances**

In The Bathroom:

- **Spacious showers** - roomy custom showers are a must with plenty of recesses for soap and shampoo. Also, there is a move away from shower doors toward open walk-in entries.
- **Soaking tubs** – in the owner's suites, free standing soaking tubs are gaining interest, replacing built in jetted tubs.
- **Humidity controlled exhaust fans and built in night lights**
- **Universal design** – homeowners are looking

20-30 plus years down the line and are looking for design elements that increase safety but don't look institutional. They are utilizing grab bars that function as towel bars and low to no-threshold showers and comfort height toilets.

- **Floating vanity** – continuing to lend that modern look and keeping the feeling of openness.

Interior Details:

- **Charging stations** – drop zones with charging stations.
- **Home Wireless** – wireless compatibility throughout the home is essential for today's buyers
- **Abundant outlets** – inside and outside
- **Programmable thermostats** – to ensure homes operate at their most energy efficient
- **LED lighting** – in keeping with energy efficiency that buyers are expecting
- **App driven technology** – buyers want home control via their smartphone
- **Time tested look** – looks that are classic
- **Molding and trim** – giving a home a finished look
- **First or second floor laundry** – adjacent to the owner's suite is also being requested. Adding dog washing stations or incorporating crafting or

worktables are other purposes for the “laundry room”

- **Finished basements** – a must have for entertaining space.
- **Pet spaces** – built in bowls, integrated crates and other Fido friendly features are making a huge impact with homeowners.

Exterior:

- **Outdoor living space** – number 1 most requested must have across most industry surveys. A dedicated space for sitting with outdoor furniture that feels like the indoor and large covered spaces just off the main living area.
- **Garage storage** – two to three car garages with integrated cabinets to maximize storage space.
- **Low maintenance** – exterior products that don't have to be cleaned or refinished often.
- **Outdoor lighting** – along with security, great outdoor lighting can also showcase a home to the neighborhood.

How many of these must haves are on your list? Our talented builders and remodelers can help you design and build the home the best suits your needs and desires. Visit our website at www.westernohiohba.com or call us at 937-339-7963 for more information.

How to improve your home's curb appeal

A home with strong curb appeal can entice buyers who are likely to believe that a home with a well-maintained exterior is likely to have an equally impressive interior. Homeowners who want the process of selling their home to go smoothly can improve the property's curb appeal in a number of ways, many of which don't necessitate a substantial home improvement budget.

Homeowners who have tried to sell a home are likely familiar with the phrase "curb appeal." Curb appeal is similar to getting ready for a big date, only you're not dressing yourself up to make a strong first impression. Instead, improving curb appeal involves dressing your home up in the hopes it makes a strong first impression on prospective buyers, many of whom will have a strong opinion about the property before they even get out of their cars to have a look around.

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* Clean up. The most effective way to improve curb appeal is to clean up the property. Many homeowners are savvy enough to remove toys and other items from the yard before showing a home, but cleaning up goes beyond removing clutter from the property. Make sure all hedges are trimmed and remove weeds, sticks and other debris from any flower beds. Lay mulch in the flower beds and garden, as mulch prevents weed growth while helping the soil retain moisture, resulting in more attractive gardens to catch a buyer's eye.

* Get an "edge" on other sellers. Edging is another easy and effective way to improve curb appeal. Edge driveways, sidewalks and other walkways around the property, removing or trimming anything that is hanging over the driveway or walkways. If the boundary between your driveway and lawn is not distinct, consider installing edging materials such as stone or bricks. The edging can be level with the driveway or elevated, but keep in mind that elevated driveway edging can protect the lawn, preventing kids from riding their bicycles onto the lawn or cars from driving onto it. Adding edging is not a very difficult do-it-yourself project.

* Take to the trees. Many homeowners grow accustomed to overgrown trees around their property and may not notice that low-



hanging, unsightly branches are hiding the home from view. Buyers want to see the house, so take to the trees and trim any branches that hang too low or obscure your home.

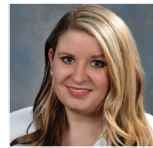
* Clean the gutters. Leaves and sticks hanging from the gutters are a red flag to buyers, who tend to associate clogged gutters with roof damage. Clean the gutters thoroughly before putting your home up for sale and keep them clean throughout the selling process. If your property includes lots of trees, install guards to keep twigs and leaves out of the gutters.

* Make the home accessible through the front door. Many homeowners enter their home through a side door or through their garage. If you fall into this category, keep in mind that prospective buyers will be entering through the front door, so make this area accessible. Clear any clutter, such as overgrown hedges, away from the front door, and consider upgrading the door handle to a more modern feature. In addition, make sure the lock on the front door doesn't stick, forcing the realtor and buyers to immediately struggle before entering the home. You want buyers and their real estate agents to get in and out of the home as smoothly as possible.

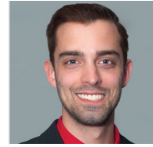
* Make sure all plants, including flowers, are living. Dehydrated or dead plants and flowers are eyesores, and they will give buyers the impression that you didn't pay much attention to your property. Make sure all plants are alive and thriving and replace those that aren't. You can replant new flowers or plants or just use potted plants instead. When purchasing new plants, choose low-maintenance varieties that appeal to buyers who want good vibrant plants but might not want to put in much work into the garden.



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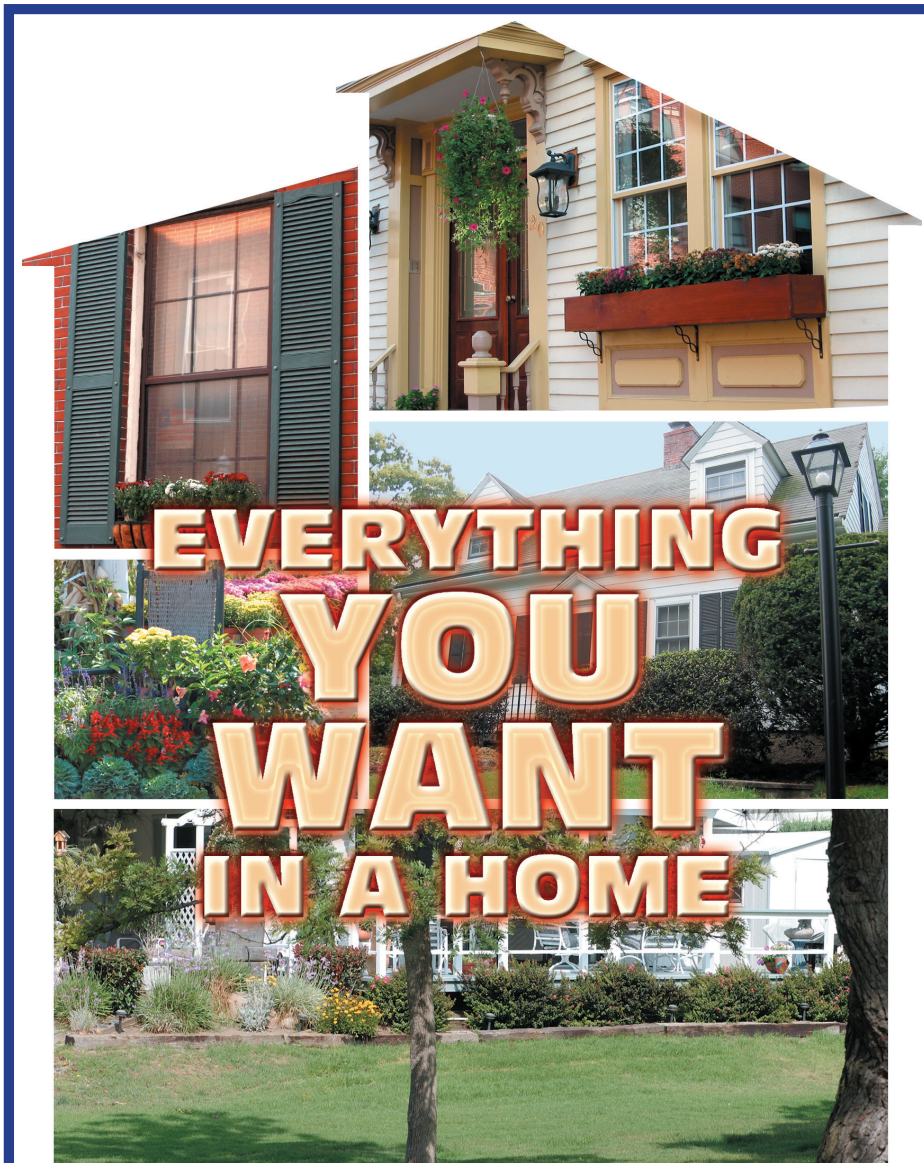
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KATHY HENNE

10240 AUGUSTA

Come see this immaculate, well maintained, one owner 4bed/3.5 bath home! This home has 8000 sq ft of living space! The well manicured lawn and landscaping provides a beautiful outdoor oasis, along with a view of the pond from the back porch! Outside you will also find a garden shed! Inside you will find not only 4 bedrooms but also a great room with a gas fireplace and another beautiful view of the pond, a sewing room which also hosts a view of the pond, an office and a tv room! There is a huge rec room in the basement. There is a 3 car attached garage to the main house and the in-law suite area houses a 10 car garage which is heated and cooled! The in-law suite area has a bedroom, full bath and a huge family room. This home is the entertainers dream! Included is a security system. This immaculate home is one of a kind!



\$985,000

Piqua

10380 N. ST. RT. 48

Enjoy country living with this beautiful 3 bedroom, 2.5 bath home located on 10 acres! You have your own private pond, woods as well as a large riding area for horse or other animals! There is storage galore with several outbuildings including a pole barn! The house has a full wrap around porch with a large deck on the back perfect for that morning cup of coffee! Inside the house you will find 3 large bedrooms & 2.5 baths an oversized living room, kitchen, dining room & utility area. In the full partially finished basement you find even more storage, a family room and a study!



\$459,000

Covington

314 CHARLES

Check out this beautiful tri-level located in a quiet neighborhood! Great location to schools, restaurants and shopping! This home offers 3 bedrooms and 2 full baths! On the main level you will find the kitchen which flows into the dining room and a living room. If you go down a few steps to the lower level you will find a family room, a study, a full bath and the utility room. Just a few steps up from the main level is the 3 bedrooms and a full bath! Attached is a 2 car garage! Outback is a large backyard and patio for your entertaining needs! Contingent on seller finding home of choice.

CONTRACTED



\$185,000

Sidney

CONTRACTED



\$160,000

Troy

402 S. CLAY

Check out this 4 bedroom 1 1/2 bath home located on a corner lot with lots of curb appeal! Outside is a nice large patio to enjoy morning coffee and a 2 car detached garage! On the first floor is a living room, dining room, kitchen, 1 bedroom, and a half bath. Upstairs are 3 more bedrooms, 1 full bath and a study! The basement offers a family room and a utility room plus lots of extra storage! You will want to check this one out!

1244 SEVERS DR.

Beautiful brick ranch home on a quiet dead end street. This home has 3 bedrooms and 1.5 baths, living room, family room, kitchen and a dining room! Out back is nice patio and a fenced in back yard with no rear neighbors. You will want to check this one out! Contingent on seller getting home of choice. Hot tub does not stay.

CONTRACTED



\$149,900

Piqua

CONTRACTED



\$169,900

Piqua

516 SPOTTED DOE

Check out this beautiful brick ranch in the Deerfield Subdivision! This home offers 3 bedrooms & 2 full baths along with a kitchen, dining room & living room! You will be love the open floor plan! There is a 2 car attached garage! Out back is a large fenced in backyard and patio for entertaining!



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\$350,000 Piqua

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\$124,900 Piqua

317 WILSON

Comfy and cozy 3 bedroom 1 full bath home located on a quiet street! Upon entering you will find a large dining room leading to the recently updated kitchen and the living room! Down the hall is 3 nice size bedrooms and the full bath! Out back is the large fenced in backyard with patio. You also have rear alley access! Garage is only big enough for a small car. Check this one out before it's too late!



\$11,000 Piqua

**716 W.
WATER**

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\$93,000 Piqua

815 CAMP ST

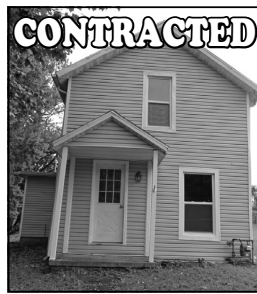
This is a 2 bedroom 1 bath home located on a quiet street! It has a 1 car detached garage and a full unfinished basement that provides lots of extra storage! Utility area is also located downstairs in the basement!



\$89,900 Piqua

719 PARK AVE.

Check out this 2 story home located on a corner lot with great curb appeal! A beautiful front porch greets you before you even enter! This one has 3 bedrooms - could be 4 if you chose to use the study as a bedroom - 1 and half baths and a 2 car attached garage! Inside on the first floor you will find a living room, family room, dining room, kitchen, a full bath, 1 bedroom & the utility room. Upstairs you find 2 additional bedrooms, the study - which could be used as a 4th bedroom and a half bath! Being sold "as is" to settle an estate.



\$69,900 Piqua

1121 W. HIGH ST.

Cozy 3 bedroom, 1 full bath home with a family room & living room. 1 bedroom is located on the first floor the other 2 bedrooms are located upstairs, full bath is also located on the first floor. Large backyard with off street parking. Cash & Conventional financing ONLY.



\$100,000 Piqua

1519 FOREST AVE.

Check out this 2 bedroom 1 bath home!! On the first floor you will find a living room, dining room, kitchen, breakfast area, 1 bedroom and the full bath! Upstairs is the 2nd bedroom and a study! Out back is a large fenced in backyard with a greenhouse and storage shed! The outside is a gardeners dream area! This home is prime location - you are right across from the park and can sit on your front porch and watch games at the ballfield!

OH70258240

TIPS FOR BUYING A HOME IN A SELLER'S MARKET

The real estate market can be difficult to navigate for both buyers and sellers. First-time buyers can easily become overwhelmed as they search for homes, while sellers hoping to get the best price for their homes might be frustrated if offers are slow to come in or fall short of their asking prices.

If met with an underwhelming market, many sellers can pull their homes off the market and wait until it becomes more advantageous to sell. But buyers, particularly those shopping in a seller's market, may not have that flexibility. Buying in a seller's market can be competitive and frustrating, but buyers can employ various strategies to survive such markets and land the homes of their dreams.

Get mortgage preapproval

Sellers' markets typically feature low inventory, which can make the buying process very competitive. Prospective buyers who do not have a mortgage preapproval letter in hand when making offers may find themselves losing out on their dream homes to fellow buyers who have gotten preapproval from a lending institution. Sellers may be impatient with buyers who have not yet been preapproved for a mortgage, even accepting a lesser offer from buyers who are ready to begin transactions immediately. The preapproval process is relatively quick and simple, so buyers should not hesitate to apply.

Stick to your budget

Lenders will indicate to prospective buyers how much they're willing to



lend them, and that figure is typically considerably more than buyers are willing to borrow. In a seller's market, bidding wars can quickly drive up prices, but buyers should stick to their budgets so they are not house poor after buying. Sticking to a budget can be difficult in a seller's market, but such patience will likely pay off in the long run.

Be ready to compromise

Unless they have unlimited budgets, buyers often must compromise when purchasing a home. That's especially true in a seller's market with limited inventory. Buyers who need to buy a home must identify their needs versus their wants and recognize the likelihood

that they will have to compromise.

Work with real estate agents

Some buyers may be tempted to go it alone, searching for and ultimately buying homes without the help of real estate agents. That can be a foolish move in a seller's market where competition is high and inventory quickly disappears from the market. Veteran real estate agents have worked in buyers' and sellers' markets, and buyers can use that experience to their advantage. In addition, real estate agents likely have access to inventory before homes appear in print or online, giving buyers working with them a leg up in competitive markets.



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5419 E. ST. RT. 55, CASSTOWN

**Price
Reduced**



You will love this 2 bedroom house! It is in great condition. Updates: New metal roof in 2020 (tear off). Range and dishwasher are newer. Furnace & central air approx 10 yrs old. The addition was put on in '99.
\$189,900 www.sthokey@gmail.com/1014029

2535 N. RUGGED HILL RD., CASSTOWN

Pending



As you walk in the entry you will find a beautiful great room with cathedral ceiling open to the kitchen with gorgeous granite counter tops and to the right of the entry is a large dining room. This house has 3 bedrooms, and 2-1/2 baths. There is a whole house generator that stays.
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213 W. BOINTNOTT RD., UNION

**Price
Reduced**



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\$129,900 www.donnamergler.com/1013976



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Outstanding One Owner Home In Shenandoah Subdivision! This Beautifully Maintained Home is Located on a Half Acre Professionally Landscaped Cul-de-sac. The home has 4 bedrooms and 2-1/2 baths. Home owner warranty.
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929 E. MAIN ST. TROY,



Beautifully Remodeled 1.5 Story Overlooking the Levee and Miami River! This 3 Bedroom, 1-1/2 baths Charmer Is Ready to Move In and Enjoy! Spacious Open Living Room and Dining Room!. The Full Open Basement Could Make a Great Rec Room!
\$198,500 www.marycouser.com/1013092

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7 Things To Do Right After Buying a Home

If you've just bought a new home, compliments to you! However, it's essential to understand that homeownership is also a considerable responsibility. There are some immediate tasks you should take care of promptly to set yourself up for safe and happy home life!

1. Change the Locks

Once you get the keys to your new place, the first thing you should do is change the locks. Between the previous owners, their real estate agent, and anyone else who may have had a key, such as a neighbor or family member, you can't ever really be sure who has keys to your house after buying it.

2. Setup Your Utilities

Electricity, water, and gas are all necessities you will need to settle into your new home. While you are at, it might be helpful to set up your internet and cable while you're taking care of the other utilities as well. You may need to show verification of residence, among other assets, for the setup process, so it's best to start reaching out to local providers early as possible.

3. Purchase or Review Your Home Warranty

There are many costs associated with homeownership beyond your mortgage. To help cover any unexpected repairs or replacements that come up, you may want to get a home warranty. Much like an insurance plan, you will pay a premium each month, and the warranty will cover the costs of any issues for the items you have covered in your plan.

4. Get Acquainted with Your Home

For starters, here are the most crucial areas you will want to begin with:

Locate the main water shut-off valve and understand how to turn off your water in case of a burst pipe or similar situation.

Know where your electrical panel circuit box is. You will want to make sure you can easily access it and label the different breakers if they aren't already.

Keep a fire extinguisher on hand in the kitchen. It's recommended to keep one for every floor of your house as well.

Test out your sump pump to make sure it's working correctly before the rainy season comes.

Locate the gas shut off, and understand how to turn off your if your home has one. For your other home appliances, such as your HVAC, dishwasher, laundry units, etc., it's a good idea to _ as many manufacturers of backlogs on their websites. It's wise to keep them handy for reference to understand their operation or other troubleshooting tips.

5. Test Your Detectors

Keep your family and home safe by ensuring that the smoke detectors and carbon monoxide detectors are working correctly. It would be best to replace new batteries when you first move in or replace the entire detector, depending on the age of the device.

6. Prepare Your Maintenance Plans

Proper home maintenance will extend the lifespans of the different systems and components throughout your house and help catch signs of problems in the early stages. It is a smart practice to create a monthly, seasonal, and annual list to ensure you stay on top of all the maintenance tasks.

Why use a REALTOR[®]

Not everyone who sells real estate is a REALTOR[®]. Possessing a real estate license does not afford instant REALTOR[®] status—a distinction of which you need to be aware.

A REALTOR[®] is a member of local, state and national professional trade associations and has access to a vast array of educational programs, research and resources. A REALTOR[®] subscribes to a strict code of ethics, and pledges to provide fair treatment for all parties involved, protect the right of individuals to own property and keep abreast of changes in real estate practice through continuing education and interaction with other professionals.



About the Midwest Ohio Association of REALTORS[®]

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

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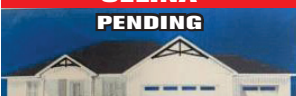
419 E CANAL STREET \$159,900
Character and charm describe this 5 bed/3 full bath, 2-story home! Upon entering, you will love the enclosed front porch with windows all around. The main floor boasts spacious living area with hard wood floors. Master bed and bath located on main floor. Gorgeous home, you will not be disappointed!
Emily Bubeck 937.564.0365
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CELINA
SOLD!



5445 BEHM LOT 26 \$39,500
Your summer cottage awaits you! Charming 2 bed/1bath, fully furnished and features a charming yard and 2 sheds to store all your lake belongings. Boat channel within walking distance.
Janell Havenar 419-260-6007

CELINA
PENDING



2209 EAGLEBROOKE CIRCLE \$419,000
Gorgeous new spec home! Will include finished walk-out basement, and appliances will be included. This is a MUST SEE!
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CELINA
PENDING



2310 EAGLE BROOKE CIRCLE \$399,900
Beautiful new spec home! The welcoming porch will greet you into this approximately 1,741 sq ft, 3 bed/2.5 bath, 3 car garage home!
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Emily Bubeck 937.564.0365

PIQUA
NEW LISTING



0 MIAMI SHELBY ROAD \$200,000
Build your dream home. This 10 acre lot offers mature trees, large creek and rolling hills. There is an abundance of wildlife. Don't miss this opportunity!
Ryan Havenar 937.214.0431

CELINA
SOLD!



5445 BEHM ROAD #29 AND #34 \$45,900
Your lake paradise awaits! Turn-key cottage with loads of amenities and fully furnished with a boat dock!
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DAYTON
NEW PRICE



47-49 BURKHARDT AVE \$295,000
This 8-unit multi-family apartment building is a great opportunity for a first-time investor! Long term tenants, contains three parcels and includes on-site, off-street parking.
Tammy Lambert 937.554.8898

NEW WESTON
PENDING



605 MAIN STREET \$54,900
Why rent when you can own?! 1.5 story home with 4 bedrooms and one full bath situated on a spacious lot.
Emily Bubeck 937.564.0365
Alice Ahrens 419.733.0787

RUSSIA
NEW LISTING



127 E MAIN STREET \$149,500
Perfect corner lot!! House is turn-key and ready to move in! 3 beds with possible 4th or could make a great office. Large kitchen and dining room.
Janell Havenar 419.260.6007

ST. HENRY
NEW PRICE



132 N LINN STREET \$195,000
This 3 bed/1.5 bath home in the heart of St. Henry is sure to please you! Upon entering you will love the spacious living area. Newly updated kitchen, large backyard and large basement are just a few of the amenities of this truly unique home!
Emily Bubeck 937.564.0365
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FROM THE GROUND UP



TIPP CITY
NEW PRICE



505 S 2ND ST. \$3,500,000
These 4 buildings include three Food-Grade warehouses (145,355 St. F/G & 14,540 St. conventional) and a stand alone administrative office. Includes docks & overhead doors, paved parking/staging area for exceptional semi maneuvers.
Chuck Elliott 720-635-2750

TIPP CITY




65 W. KESSLER COWLESVILLE RD. \$7/SF
Corner property located immediately adjacent to exit 69 on I-75. Site totals over 2.7 acres in size, and two buildings totaling 12,500sf. Approved for highway pylon sign.
Chuck Elliott 720-635-2750

TIPP CITY



5205 S. COUNTY RD 25A \$590,000
This 8004 SF facility is on 0.95 acres on County Road 25A just north of SR571 less than a mile to exit 68 at Interstate 75. Commercial and flex use.
Chuck Elliott 720-635-2750

TROY
NEW LISTING



990 ROSENTHAL DRIVE \$73,400
New section now open in desirable Rosewood Creek in Tipp City!
Donna Cook 937.875.0737

TROY
SOLD!



80 S. PLUM ST. \$675,000
Meticulously maintained former Hobart estate home from the early 1900's. Currently used as an office. Prime opportunity for a single-user or for set up as multi-tenant. Zoned OR-1, opportunity for redevelopment into multi-use. Rare private parking area that includes 15 off-street parking spaces. Lots of building updates over the last few years.
Ben Redick 937-216-4511

TROY
SOLD!



0 STANFIELD ROAD \$1,600,000
Large industrial parcel available with 40 acres. Adjacent 25 acres also available for total of 65 acres which would qualify for Jobs Ohio incentives. Municipal loan options also available.
Ben Redick 937-216-4511

TROY
NEW PRICE



0 KINGS CHAPEL \$322,500
For Sale or Build to Suit. Shovel ready industrial lot located within a popular commercial/industrial development. Convenient access to I-75. Adjacent parcel also available for sale, together they could total up to approximately 20 acres.
Ben Redick 937-216-4511

TROY
NEW LISTING



1010 ROSENTHAL DRIVE \$75,400
New section now open in desirable Rosewood Creek in Tipp City. Almost all of these lots have open space/common area in the rear yard. Some lots are suited for doubles!
Donna Cook 937.875.0737

TROY
NEW LISTING



3480 EXPERIMENT FARM ROAD \$550,000
Rare opportunity to acquire a generational farmhouse in an outstanding location! Large main farmhouse is offered with 20.9 acres split from the master 120 acre parcel.
Ryan Havenar 937.214.0431

TROY
NEW LISTING



0 EXPERIMENT FARM ROAD \$1,500,000
Rare opportunity for almost 100 acres of land in prime location. With an estimated 96 acres of tillable, this is an ideal investment opportunity.
Ben Redick 937.216.4511
Ryan Havenar 937.214.0431

WEST MILTON
PENDING



1967 STATE ROUTE 48 \$159,000
This 5.13+/- PD-2 Planned Business Development acreage is on the south end of West Milton, Ohio. The vacant land is shovel ready and ideal for a variety of uses from Convenience Store, Restaurants, Professional Office etc.
Chuck Elliott 720-635-2750

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"FROM THE GROUND UP"

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