

MAY

MIAMI COUNTY

2022

HOME

BUYER'S GUIDE

A professional Real Estate Guide serving Miami County and surrounding areas



This home is offered by:

Galbreath REALTORS

Miami Valley Today

Miami Valley Sunday News

Visit our website to view the Home Buyer's Guide online

www.MiamiValleyToday.com

 Like us on
Facebook!

**WELCOME
TO THE...**

MIAMI COUNTY

HOME BUYER'S GUIDE

Index of Advertisers

Featured on the front cover this month is a home offered by Galbreath REALTORS.

<u>Advertiser</u>	<u>Page</u>	<u>Advertiser</u>	<u>Page</u>
Berkshire Hathaway HomeServices.	5	Western Ohio Mortgage	4
Galbreath Realtors	10,11	Home Builders Association	8
Greenville National Bank.	3	MOAR Board.	9
Re/Max Finest—Kathy Henne Team	6, 7	Bruns Realty Group.	12

All properties described in Home Buyer's Guide 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. Home Buyer's Guide, published by Miami Valley Today, 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 Home Buyer's Guide is not engaged in the sale of real estate. All inquiries regarding properties advertised should be directed to the respective advertisers of the property.

Miami Valley Today
Built on the Troy Daily News and Piqua Daily Call to create a better "Today"

Miami Valley
Sunday News

To advertise, contact:
Fran Scholl (937) 538-4660

Email:
fscholl@aimmediamidwest.com

How to stay safe on DIY projects

Home improvement projects can be costly. Depending on the scope of the project, the choice of materials and the skill level involved to see the project through to successful completion, homeowners could be on the hook for thousands of dollars or even more when renovating their homes.

One popular way homeowners look to cut such costs is to do some, if not all, of the work themselves. Indeed, do-it-yourselfers can save a considerable amount of money. Estimates from the U.S. Census Bureau's American Housing Survey indicate that homeowners can save anywhere from 50 to 80 percent on DIY projects compared to what they might pay for comparable work to be performed by a contractor. However, the key there is "comparable." Cost overruns could derail DIY savings rather quickly if homeowners have little renovating skill or experience. But homeowners' wallets aren't the only thing in jeopardy if a DIY project goes awry.

Renovation projects require attention to detail, and that includes an emphasis on safety. Homeowners who are injured on DIY projects may face costly medical bills, while projects that are completed without incident could later pose safety hazards that require work to be redone, which is both expensive and a threat to personal safety in the interim. DIYers need not be discouraged from taking projects on themselves, but they should heed these tips to stay safe when working on their homes.

Make sure you choose the right ladder. DIYers may spend ample time shopping for drills and other electronic tools and gadgets that are fun to use. But ample time also must be afforded to the type of ladder you intend to use on a project. Estimates from the West Bend Insurance Company indicate that roughly 90,000 people visit the emergency room due to ladder accidents each year. Never use a broken ladder or an aging ladder that's uneven. In addition, do not use a ladder that forces

you to reach far away. If you're leaning while using a ladder, the ladder is either too short for your project or positioned too far away from the wall. The National Home Security Alliance advises DIYers to place their ladder one foot from the wall for every four feet it rises above the ground. Test your ladders for their sturdiness prior to beginning work so you aren't tempted to use a subpar ladder.

Be especially careful with power tools.

Power tools can do a lot and they're fun to use. But it's important that DIYers do not let fun distract them from safety. The Power Tool Institute urges power tool users to wear personal protective equipment, including eye and hearing protection and a dust mask, whenever using power tools. The PTI also advises users to make sure tools are powered down before plugging them in and to inspect the tool before using it. Inspections can confirm that all guards are in place and that tools are up to the task at hand. Much like it's unsafe to overreach on a ladder, overreaching when using power tools increase the risk for mistakes, accidents and injuries.

Avoid electrical work.

Complicated electrical work is best left to the professionals. Estimates from the Electrical Safety Foundation International indicate that electrical malfunctions cause more than 50,000 house fires each year. Such malfunctions can occur for myriad reasons, and a lack of experience working with electrical circuits and breakers could make homes vulnerable to malfunctions and fires. It's also worth noting that homeowners' insurance policies may not cover damage caused by DIY electrical work. So at the very least homeowners should contact their insurance providers to determine if any accidents or injuries caused by DIY electrical work would be covered by their policies.

DIY renovation projects can save homeowners a lot of money, but those savings aren't worth compromising your safety and the safety of your loved ones.



MORTGAGE LOANS

- ★ RESIDENTIAL PURCHASE & REFINANCE
- ★ DEBT CONSOLIDATION
- ★ RENTAL PROPERTIES
- ★ AG PROPERTIES
- ★ COMMERCIAL PROPERTIES

Whether you are shopping for your first home or simply refinancing your existing mortgage, GNB offers a number of mortgage options, including both fixed and variable rates, which are designed to meet your needs.

Our experienced mortgage lenders are dedicated in assisting you to find the right loan product for your particular situation. From the beginning of the application process to loan closing, our mortgage lenders will work with you every step of the way.



BANKING CENTERS

937.548.1114

apply online @ www.bankgnb.bank

OHIO LOCATIONS:

ANSONIA • ARCANUM • BRADFORD • GETTYSBURG • GREENVILLE • TROY

INDIANA LOCATION:

LOSANTVILLE



We Answer Home Loan Questions

Contact us today and receive home loan advice from experienced and knowledgeable loan officers!

FHA - VA - Conventional - USDA
Apply ONLINE - No Application Fee!

www.westernohiomortgage.com

937-497-WOMC
(9662)

Adam Rose

NMLS #870301
LO.040068.001



225 E. Main St.
Troy, OH 45373

OH70287145



Did you know?

The Electrical Safety Foundation International reports that home electrical fires account for an estimated 51,000 fires each year. Those fires exact a significant human and financial toll, causing roughly 500 deaths and more than 1,400 injuries while leading to \$1.3 billion in property damage. Smoke detectors are an important safety feature that may not prevent fires, but they can prevent deaths caused by home fires. In fact, the ESFI reports that 65 percent of home fire deaths result from fires in homes with no working smoke detectors.



MIAMI COUNTY HOME BUYER'S GUIDE

Fran Scholl is your number 1 contact for all of your Real Estate needs in Miami County.

Her knowledge and experience will help you "Get it Sold" for you and your clients by advertising in the Miami Co. Home Buyer's Guide.

To secure a spot in the next edition of the *Miami Co. Home Buyer's Guide* contact Fran today!

Miami Valley Today

Built on the Troy Daily News and Piqua Daily Call to create a better "Today"

OH70281832



FRAN SCHOLL

937-538-4660

fscholl@aimmediamidwest.com

Happy Mother's Day

Looking for a new home this year? Need to sell one? Please give one of our Real Estate Professionals a call! We would LOVE the opportunity to Be Your Realtor!



Jeff Apple
937-418-3538
japplesold@gmail.com



Marlo Capuano
614-656-3030
marlojc@me.com



Matt Casey
937-214-4383
matthewcasey89@gmail.com



Donna Clawson
937-778-1573
dclawson18@woh.rr.com



Charlotte Delcamp
937-623-7349
CDelcamp@BHHSpro.com



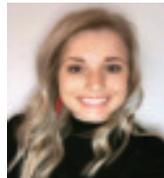
Heather Dunn
614-560-9106
heatherdunn100@gmail.com



Phil Elmore
937-271-3512
philgelmore@gmail.com



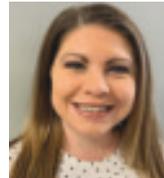
Scott Fogt
937-367-3064
SFSOLD@Live.com



Maria Goffena
937-726-2645
mariagoffena@gmail.com



Victoria Harris
937-830-5115
Victoria.harris23@icloud.com



Alicia Hawkins
937-559-4974
realtoralicia1@gmail.com



Gareth Johnston
937-689-4383
garethsold@gmail.com



Jessica Jury
937-216-7383
jjury.sold@gmail.com



Lee Jury
937-216-6609
Lee.Jury@yahoo.com



Nicole Lama
937-536-9772
nicole7776@Live.com



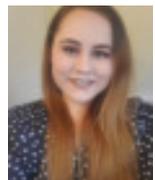
Amanda Lane
937-974-3434
mlanesold@gmail.com



Michelle Randall
419-615-5859
mprinern@gmail.com



Amy Morrow
937-538-7136
amorow.bhhs@gmail.com



Kaitlyn Rice
937-216-9188
kaitlynrice90@gmail.com



Sheila Spahr
937-417-4064
sspahr3@gmail.com



Andrea Stewart
937-638-3283
andreastewart218@gmail.com



Brandon Virgallito
937-638-8676
bvirgallito@vsdevelopment.com



Ed Wentworth
419-308-8213
edwentworth1950@gmail.com



Tamara Westfall
937-478-6058
twestfall619@gmail.com



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



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

BERKSHIRE HATHAWAY
HomeServices
Professional Realty
1600 West Main St., TROY, OH
www.BHHSpro.com
937-339-2222



BERKSHIRE HATHAWAY
HomeServices
Professional Realty



Thanks for voting us #1 Realtor & #1 Real Estate Agency in Miami County!



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!

PRICE REDUCED



\$899,500

Piqua

CONTRACTED



\$120,000

Piqua

901 CAMP ST.

Welcome home to this cute cozy 2 bedroom 1 bath house located on a corner lot! Inside you will find a large living room, dining room, kitchen & 2 bedrooms. Upstairs is large attic that could be finished and made into another room! Updates include: C/A 2020, Furnace 2017, and updated bath with walk in shower. Shed out back does not belong it is the property in the rear of the house.

10011 MILLCREEK

Come see this 4 bedroom 1 bath home! Located on over 1 acre of land between the 2 parcels! This property has new roof, new hot water heater, new water softener, new breaker box & new flooring all in 2021. There is nothing for you to do but move in!



\$165,000

Sidney

814 VIRGINIA ST.

1 bedroom, 1 bath with a living room and kitchen. Updates include: newer furnace, C/A, water heater & some wiring. Currently being used as a rental property! Great investment.



\$39,900

Piqua

SOLD



\$280,000

Bradford

10610 W. US 36

Welcome home to this well maintained beautiful home located in the Covington School District!!! It has 3 bedrooms, 1.5 baths with a 2 car garage - located on 1.85 acres! A large outbuilding with a workshop and lots of extra storage! As you enter you are welcomed into the living room with a nice fireplace to enjoy cozy evenings! Upstairs are all the 3 bedrooms, 1.5 baths, dining room and living room! Downstairs in the full basement you have a large family room and the utility room! Updates include new furnace and CA in 9/13, gutter shutters 5/18, and roof is approx. 10 years. Wood floors under the carpet upstairs! Large safe in the basement storage closet will convey. Bradford address but located in Covington school district!

CONTRACTED

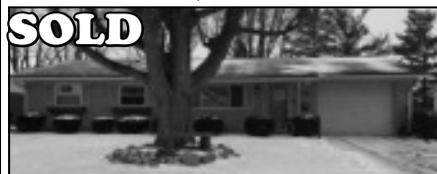


\$165,000

Sidney

598 S. SUNSET

Welcome to this beautiful 2 bedroom, 1 bath brick ranch, the bath even has a heated floor! Attached 1 car garage! Nice backyard with no rear neighbors! Back patio with a hot tub! This home has been very well maintained and there is nothing left for you to do but move in! Updates include: 200 amp electric service, new furnace, new CA, water heater, kitchen appliances, metal roof & insulation - 2014, hot tub - 2016, patio - 2019.



\$140,000

Piqua

428 ORR ST.

Come see this 3 bedroom 2 full bath home!! Inside is a living room, kitchen, dining room & utility room! Off street parking located in the rear along with a storage shed. Updates include flooring - 2022.

SOLD



149,000

Piqua

1035 BOONE ST.

Charming 2 story home with an inviting front porch waiting to welcome you! This home offers 3 bedrooms and 1 full bath! You will be welcomed inside with the living room opening into the family room a kitchen and dining room. A fenced in yard and 2 car garage complete this one! Another bonus is you are within walking distance of 2 parks! Updates include bathroom floor - 2021, bathroom vanity - 2020, garage door 2019, water heater - 2018 & laminate floors - 2015. Contingent on sellers getting home of choice.



\$139,000

Piqua



**If you want the best – go see the best!! Go to Kathy Henne!!
– Terry & Terry Herron**



**Our clients use this moving truck FREE!!!
(call office for details)**



RE/MAX[®] FINEST

Kathy Henne
BROKER / OWNER
CRS, GRI, SRES

1200 Park Ave. • Piqua
778-3961

www.KathyHenneTeam.com
Email: Kathy@KathyHenneTeam.com



Above the Crowd!

Each office independently owned and operated



Life doesn't come with a manual, it comes with a mother! Happy Mother's Day!!

10833 MILLCREEK RD.

Come see this beautifully remodeled 4 bedroom, 3 full bath home! This one is soo much bigger on the inside than it looks from the outside. You won't want to miss it!



\$259,900

Sidney

9060 NORTH COUNTRY CLUB RD.

Large 3 acre lot located out on Country Club Rd. This lot has easy access and great visibility from I7. Would make a great location for a restaurant. This lot is zoned B which is for General Business.



\$350,000

Piqua

CONTRACTED



\$120,000

Piqua

912 CAMP ST.

Seller will address offers Monday evening 4/4 but reserves the right to accept an awesome offer before then! Welcome home to this charming 2 story!! It has 3 large bedrooms, potential of 4 (you can use the study as a bedroom), 1 full bath, living room, kitchen, dining room, and utility room! Plus 1 car detached garage and fenced in backyard! Many recent updates make this one ready so all you have to do is move in! Updates include: updated utility flooring, drywall & cabinets in the utility room - 2021, updated flooring, drywall, cabinets, counter tops and added and island all in the kitchen- 2019, updated bath tile, toilet, tub, vanity & plumbing in the bath - 2012. Roof replaced 2009. Above ground pool stays! Ring doorbell & TV brackets do not stay. **Contingent on seller getting home of choice.

716 W. WATER

Vacant residential lot ready for your new building project.



\$11,000

Piqua

604 E BRIDGE ST.

Welcome home to this beautiful well maintained brick ranch!! This home has only had 1 owner! It features 3 bedroom, 2 full baths, living room, dining room, eat-in kitchen, & the added bonus is the Florida room! The master bedroom has a large walk-in closet! The backyard will be a peaceful oasis for you to enjoy your morning cup of coffee on the back patio! There is a 2 car garage. Room listed as other is the Florida room.

SOLD



\$300,000

Covington

CONTRACTED



\$135,000

Piqua

1715 CAMBRIDGE

Brick ranch in the Candlewood subdivision. This one has 3 bedrooms, 1 full bath, living room, family room, dining room, kitchen & utility room! 2 car detached garage. Updates include: siding on garage - 2021, kitchen countertops - 2018, Furnace & CA - 2017 & replacement windows.

218 FOREST

Welcome home to this 2 story with lots of space! This home has 4 bedrooms 1 and half baths! Very open floor plan! All 4 bedrooms are located upstairs with the full bath! Updates include: paint & re stained wood floors - 2018, new bathtub - 2016, new toilets - 2019.



\$119,900

Sidney

SOLD



\$85,000

Piqua

114 STAUNTON

Large 4 bedroom, 1 full bath home located on a corner lot. Inside you will find a large family room, living room, dining room, kitchen & 1 bedroom all on the first floor. Upstairs are 3 additional bedrooms. Currently a rental property so no inside pictures are available. Possession cannot be before 5/1/22. Updates include: new bath tub upstairs, new toilets, some new carpet & paint - 2019, new furnace - 2021.

CONTRACTED



\$120,000

Piqua

354 RIDGE ST.

Come see this brick ranch with an attached garage and fenced in yard! Inside you are going to find 3 bedroom, 1 full bath, living room, kitchen & a study! Currently being used as a rental property!

The Many Benefits of New Homes

By Landon Coning, President,
Western Ohio Home Builders Association

It's no coincidence that people are generally happier in springtime. Compared to the colder, darker days of winter, spring is the opportunity for a fresh start. And for many Americans, it's when they plan on buying a new home.

At this time of year, millions of people are starting their search for the new home that's perfect for their lifestyle. That is why we want to take this opportunity to showcase the many advantages of owning a newly constructed home and help you with suggestions on finding the right builder.

Many home buyers are seeking a unique new home that offers energy efficiency, spaciousness and warranties. They also want the ability to select their favorite appliances, flooring, paint colors and other design elements to give their home a personal touch from the day they move in.

But those characteristics are just some of the countless advantages of buying a new home. There are many other benefits of owning a new home that might be

less obvious but are often found to be just as valuable.

Ability to Entertain

Older homes are often choppy and therefore more challenging in which to host gatherings with friends and family. Today's home builders are creating more open spaces with higher ceilings, larger windows and expansive great rooms for added convenience and modern living.

A Clean Slate

When moving into a new home, you won't have to spend hours stripping dated wallpaper or painting over an ugly wall color. There are no oil stains to remove in the garage, no windows to replace, no walls to be torn down. Everything is already just the way you want it.

Peace of Mind

Building standards have changed a great deal over the decades, almost as fast as technology has evolved. New homes can accommodate today's advanced technology and be customized to meet the individual home owner's needs. And knowing that the home was built to the latest safety codes gives the owner added assurance.

So now you're ready to consider building a new home. One key decision you'll have to make is finding a home builder. Working with an experienced, professional builder can make a difference when it comes to creating your dream home. Finding home builder that will meet your expectations involves some research and asking the right questions. Below are some steps you can take to find a builder who is right for you.

Make a List of Potential Builders

With so many companies to choose from the best first step is to make a list of potential builders. The Western Ohio Home Builders Association has a list of builders who work in this area. Visit our website at www.westernohiohba.com. Many builders advertise what type of homes they construct and may offer a price range. Another great source is local real estate agents or asking friends and relatives for recommendations.

Ask Questions

Once you've generated a list of potential builders and areas they build, reach



out and ask questions. You can start by asking about financing options, fees, homeowner's association dues and estimated taxes on the property. Don't forget to secure references of recent buyers. A professional builder will be able to provide you with names and contact information of customers. When you connect with a reference, talk to them about their experience working with the builder in terms of planning, timelines and budgeting.

Get to Know Your Builder

Once you've narrowed down your list, make sure the home builder has substantial experience building the type of home you want. You can ask to see model homes or if they don't have a model home, maybe they can show you some homes they've built for other customers. Ask for sample floor plans and design options. Some builders have may professional designations

which is a sign that the builder has expertise in a specific area of building, for example, Certified Green Builder (CGP).

Establish Communication Expectations

Before you agree to work with a home builder, make sure to establish communication expectations. You both should agree on how often to connect to discuss updates throughout the project. It is best to determine what communication channel (email, text or phone) fits your needs. Taking this small but important step will help eliminate any confusion in the home building process and avoid damaging your relationship with your builder.

To meet local home building professionals and learn more about the home building process, contact the Western Ohio Home Builders Association at 937-339-7963 or visit us at www.westernohiohba.com

**THE DIFFERENCE IS
NEIGHBORHOOD
EXPERTISE BEYOND
THE LISTING.
IS YOUR AGENT A REALTOR®?**

REALTORS® are members of the
National Association of REALTORS®



The Everything Guide to Selling Your First Home

How to figure out exactly what you want, and how to work with the experts who'll help you get it. You love and cherish your home. You want the next owner to fall in love with it, too -- through photos, words and the experience of walking through your front door. But, perhaps more importantly, you want to get the best price! This isn't a small task. Selling a home requires work and time. The journey isn't always easy. There will be frustrations. But when you seal the deal and move on to your next chapter -- it's a great feeling. Below are steps to know what you want; How to understand the market and ways to make a plan. And most importantly -- how to create relationships with experts and trust them to help you get the job done.

Know, Exactly, What You Want

First things first: You need to know what you want in order to sell your home with minimum frustration. Why are you moving? What do you expect from the process? When, exactly, should you put that For Sale sign in the yard?

Do Your Research

Unless you bought your home last week, the housing market changed since you became a homeowner. Mortgage rates fluctuate, inventory shifts over time -- these are just a few of the factors that affect the state of this market. Educate yourself on what to expect.

Interview and Select a REALTOR

This is the most important relationship you'll form on your home selling journey. Pick the right REALTOR, a member of the Midwestern Ohio Association of REALTORS and you'll likely get a better sales price for your house.

Price Your Home

How much is your home worth? That's the most important question. Whatever the number, you need to know it. This is how your REALTOR will help you pinpoint the price.

Prep Your Home for Sale

Today, home buyers have unfettered access to property listings online, so you have to make a great first impression. That means you'll have to declutter all the stuff you've accumulated over the years, make any necessary repairs and get your home in tip-top condition.

Market Your Home

Home buyers look at countless listings online. The best-marketed homes have beautiful photos and compelling property descriptions, so they can get likes -- which can amount to buyer interest -- on social media. REALTORS may also use videos, virtual tours, texts and audio messages. There are so many ways to promote your property.

Showcase Your Home

Your REALTOR will help you get your home in show-ready condition, emphasizing its assets and helping buyers envision themselves there.

The agent will disinfect your home before and after a showing to ensure that you and any visitors are safe. To help keep sellers safe, agents are also using virtual showings, relying on Zoom or Facetime to walk a buyer through your home.

Receive Offers

You might get several offers, depending on your market. Assuming you've collaborated with your REALTOR, you've likely positioned yourself to receive attractive bids. Your REALTOR will review each offer with you to determine the best one.

Negotiate With the Buyer

To get the best deal for you, you'll likely have to do some negotiating. Your REALTOR will help you craft a strategic counteroffer to the buyer's offer, factoring in not only money, but contingencies, etc.

Negotiate Home Inspection Repairs

The home inspection is as much a source of anxiety for buyers as it is for sellers. Nonetheless, most purchase agreements are contingent on a home inspection (plus an appraisal, which will be managed by the buyer's lender). This gives the buyer the ability to inspect the home from top to bottom and request repairs. You will have some room to negotiate, including about certain repairs. Once again, your REALTOR will be there to help you effectively communicate with the buyer.

Close the Sale

Settlement, or closing, is the last step in the home selling process. This is where you sign the final paperwork, make it official and collect your check. Before that can happen though, you'll have to prepare your home for the buyer's final walk-through and troubleshoot any last-minute issues. As REALTORS we've got you covered in all aspects of selling your home...Call one of us today a member of the Midwestern Ohio Association of REALTORS

This content is copyright 2022 Ohio REALTORS. Read more at: <https://www.ohiorealtors.org/21pc-the-everything-guide-to-selling-your-first-home/>

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 Midwestern Ohio Association of REALTORS®

The Midwestern 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.

Galbreath REALTORS®



MATTHEW BAKER
937-524-6316 or 937-339-0508



BERT BARNES
937-573-9165 or 937-339-0508



SUSIE CAULFIELD
937-541-9159 or 937-773-7144



MARY COUSER
937-216-0922 or 937-339-0508



AMY CURTIS
937-478-3851 or 937-339-0508



NANCY DAVIS
937-470-6233 or 937-339-0508



DAVID GALBREATH, JR.
Broker/Owner • 937-339-0508



JEFF MARCONETTE
937-773-0438 or 937-773-7144



DONNA MERGLER
937-760-1389 or 937-339-0508



EDDIE MILLER
937-524-3434 or 937-339-0508



CHRISTINE PRICE
937-418-0388 or 937-773-7144



MELINDA SILLMAN
937-778-0906 or 937-773-7144



TRACY SMITH
937-214-0718 or 937-773-7144



LUCAS STALLARD
937-564-7802 or 937-339-0508



SHIRLEY SNYDER
937-239-3749 or 937-339-0508



WAYNE SNYDER
Broker/Owner • 937-339-0508



SHARI THOKEY
937-216-8108 or 937-339-0508



www.GalbreathRealtors.com
One Address. Thousands of Homes.

Snap the QR Code with your smart phone. Don't have the App? You can download one free!



Galbreath REALTORS®



**Shari
Thokey**

**937-216-8108
937-339-0508**

www.sharithokey.com

118 S. MAIN BRADFORD



Great opportunity to own your own business. This small town bar has been in business for over 50 years with different owners. Great food, great service, friendly atmosphere. Updates include furnace, central air in 2018, hot water heater in 2019.

\$139,500 www.sharithokey.com/1017327



**Christine
Price**

**937-418-0388
937-773-7144**

www.ChristinePrice.com

427 GRANT ST. TROY



Southwest historic district. One of a kind 2.5 story home. Many unique features and mix of historic finishes. Backstair case access to Updated kitchen and appliances. 4 large bedrooms. Large living and dining room. Full bath on 1st and 2nd Floor. New complete tear off roof. The 2 story 4 car carriage house (garage) has automatic doors and openers. Square footage does not include finished attic. This home is waiting for you to make it yours.

\$244,900 www.christineprice.com/1017474

8191 W. ST. RT. 571 WEST MILTON



1.81 acre lot. You can remove the house trailer and have a great building lot. Newer well pump. Septic was pumped approx. 7 years ago. 2 parcels .86 and .95. There is an outbuilding in the back.

\$66,900 www.sharithokey.com/10174470



**Melinda
Sillman**

**937-778-0906
937-773-7144**

www.melindasillman.com

104 BLACKWELL PIQUA



This home is 1600 sq. ft. on one floor, with a full basement. There is a 40'x12' sq. ft. Rec Room in the basement. 3 bedrooms, 2 full baths. Above ground pool, and pool table stay. Complete tear off roof, gutters and downspouts in 2008. Make this home yours.

\$239,900 www.melindasillman.com/1017367

5485 STRINGTOWN RD. PIQUA



Outstanding Staunton Township 1.5 Story Home on 11.829 Acres with a Fabulous New 40x30x16 Pole Barn! This 3 Bedroom, 2 Bath Home will Capture Your Heart with It's Beautiful Stone Fireplace, Cathedral Ceilings and Large Daylight Windows! Spacious Great Room and Dining Area and Kitchen. You Will Love the Peaceful Wooded Acreage and Tax Benefits of Having the Front Field Farmed! Located in the Popular Miami East School District Too!

\$399,000 www.marycouser.com/1015915



**Mary
Couser**

**937-216-0922
937-339-0508**

www.marycouser.com

705 S WALNUT FLETCHER



Diamond In The Rough! Spacious 4 Bedroom 2-Story on the Edge of the Village of Fletcher in the Miami East School District on 0.362 of an Acre. Property is a Rental and is being Sold in As-Is-Condition. Current Rent is \$675 per Month. Tenants Would Like to Remain. The Home Was Last Remodeled in 2003. Such Updates Included the Bath, Kitchen, Windows, Propane Furnace, 100 Breaker Box, Etc. Appliances and Wash Sink Belong to Tenant. 22x22 Detached Garage. Make This Great Little Investment Yours!

\$79,900 www.marycouser.com/1017969



**David
Galbreath**
Broker/Owner
937-339-0508

www.davidgalbreath.com

1920 BECKERT DR. PIQUA



This low exterior maintenance 2 story, brick and aluminum home has upgraded energy efficient double pane windows, a tear off roof installed in November 2021, There are 4 bedroom, 2 full baths, and 1/2 bath. There is a full basement with a 26'x22' rec room. Also in the basement there is unfinished space that can be used for storage. Walking distance to elementary school.

\$275,000 www.davidgalbreath.com/1017215



**Donna
Mergler**
937-760-1389

www.donnamergler.com

3375 E. ST RT. 55 TROY



Mid-Century Modern 2,896 sq. ft. home was designed by builder Donald Scholz. Home sits on approx. 28 acres featuring 3 bedrooms, 1 full bath, 2 half baths, Full walk-out basement, 2+ car garage. This country home is located within a few miles of Troy.

\$645,000 www.donnamergler.com/1014800

**ONE ADDRESS
THOUSANDS of HOMES**

1 Click to Find a Home **2** Click to Find an Office **3** Click to Find an Agent.

www.GalbreathRealtors.com



www.GalbreathRealtors.com
One Address. Thousands of Homes



Snap the QR Code with your smart phone. Don't have the App? You can download one free!

BRUNS REALTY GROUP

937-339-2300 www.brunsrealty.com
3050 Tipp-Cowlesville Rd., Tipp City, OH 45371 • 937-339-2300



Lisa Kreska Willis
937-212-4459
lwillis@brunsrealty.com



Mike Havenar
937-606-4743
mhavenar@brunsrealty.com



Ryan Havenar
937-214-0431
rhavenar@brunsrealty.com



Charles H. Elliott
720-635-2750
celliott@brunsrealty.com



Carol Love
937-901-9735
clove@brunsrealty.com



Penny Bizek
937-974-8631
pbizek@brunsrealty.com



Emily Bubeck
937-564-0365
ebubeck@brunsrealty.com



Deborah Brown
937-671-2754
dbrown@brunsrealty.com



Andrew Snyder
937-405-8599
asnrydere@brunsrealty.com



Tammy Lambert
937-554-8898
tlambert@brunsrealty.com



Jeff Kramer
937-308-1798
jkramer@brunsrealty.com



Donna Cook
937-875-0737
dcook@brunsrealty.com



Kristen Richard
513-967-0985
krichard@brunsrealty.com

TIPP CITY 937-339-2300
CENTERVILLE 937-434-1234
COLDWATER 419-763-1997

**NEW OFFICES
COMING SOON TO:
CELINA AND
FLETCHER!**





**WEST MILTON
PENDING**



7 ROCKLEIGH AVENUE \$156,900
Nicely maintained 3-bedroom family home with large, fenced yard; 2 storage sheds; located on a cul-de-sac.
Penny Bizek 937-974-8631

**COVINGTON
SOLD**



10435 BRADFORD BLOOMER RD \$129,000
Welcome home! This charming home features 3 beds, 1 bath and 1,713 SF of living space.
Ryan Havenar 937-214.0431

**COLDWATER
NEW LISTING**



704 FAIRVIEW DRIVE \$189,900
This darling ranch with a partial finished basement is ready for a new homeowner to continue the love and care!
Emily Bubeck 937-564.0365

**COLDWATER
SOLD**



402 E MAIN STREET \$189,900
The lovely front porch of 402 East Main Street greets visitors with a warm welcome!
Emily Bubeck 937-564-0365

**CELINA
NEW LISTING**



1125 W BANK ROAD UNIT #308 \$139,900
Schedule a viewing of this very well maintained 2 bedroom, 2 bath third floor condo of West Lake Village before it gets away! Pool side balcony to enjoy the beautiful weather in the summer months.
Emily Bubeck 937-564-0365

**CELINA
SOLD**



1400 JAMES DRIVE \$284,900
This beautiful brick ranch offers 3 bedrooms, 2.5 baths situated on a mature corner lot with approximately 2,194 square feet!
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

**PIQUA
NEW LISTING**



298 LINDEN AVENUE \$124,900
Picture-perfect living available now at this beautiful home in Piqua. Nestled on almost 1/2 an acre of land in town. The fenced-in backyard offers plenty of space to relax and unwind.
Andrew Snyder 937-405-8599

**PIQUA
NEW LISTING**



465 MIAMI STREET \$84,900
Don't miss out on the cute 2 bedroom 1 bathroom, located in the heart of Piqua.
Ryan Havenar 937-214-0431

**PIQUA
NEW LISTING**



2245 E SNODGRASS ROAD \$649,900
You do not want to miss the opportunity to make this property your own. This home boasts two bedrooms on the first floor and an open concept. The large fully finished basement provides a second living space complete with a kitchen, bathroom, and bonus room that is perfect for a third bedroom. Outside, this home has all of the amenities needed for entertaining or creating your own personal oasis.
Andrew Snyder 937-405-8599

BRUNS REALTY GROUP

www.BrunsRealty.com
937-339-2300

& HAVENAR AUCTIONEER

937-606-4743
937-214-0431
 HavenarAuctioneer.com

- Real Estate
- Farm
- Antique
- Appraisal

FROM THE GROUND UP



**PLEASANT HILL
PENDING**



119 W MONUMENT STREET \$80,000
Excellent investment property! Features a great backyard and detached garage.
Janell Havenar 419.260.6007

**BETHEL TWP
NEW LISTING**



8415 S STATE ROUTE 202 \$425,000
This large farmhouse was previously used as a commercial office, with a large warehouse and bank barn. The property can be easily turned back into a residence. Certainly ideal for a live-work location for a small business owner.
Ben Redick 937-216-4511

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

**GREENVILLE
NEW LISTING**



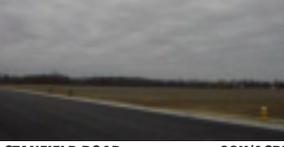
513 EUCLID AVENUE \$79,900
Welcome home to this 2 bedroom, 1 bath two story with a detached garage. With approximately 1,152 square feet, this home has an updated kitchen and bath to bring the best to you!
Emily Bubeck 937-564-0365

**TROY
NEW LISTING**



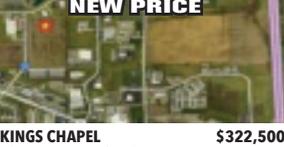
3436 N COUNTY ROAD 25A \$60,000/ACRE
New retail, commercial, and advanced industrial development located immediately off Exit 78 on I-75.
Ben Redick 937-216-4511

TROY



0 STANFIELD ROAD 38K/ACRE
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**



970 ROSENTHAL DRIVE \$71,400
New lot available in the desirable Rosewood Creek in Tipp City!
Donna Cook 937.875.0737

**TROY
NEW LISTING**



1149 RED MAPLE DRIVE \$390,000
This is the home for you! Located in Stonebridge Meadows across from Concord Elementary welcome to a community in the location you love with the space you need.
Ryan Havenar 937-214-0431

**SAINT HENRY
NEW LISTING**



511 E MAIN STREET \$325,000
The well maintained building and business together are for sale, so you will be up and running in no time!
Emily Bubeck 937.564.0365

**CASSTOWN
PENDING**



6949 LEFEVRE ROAD \$579,900
If you want a beautiful, 2-story on 10,001 acres in Miami East School District, this is your home!
Ryan Havenar 937.214.0431

BRUNS REALTY GROUP

"FROM THE GROUND UP"