

JANUARY

MIAMI COUNTY

2023

# HOME

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# **HOME**

**BUYER'S GUIDE**

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# HOW TO PREPARE SOIL FOR SPRING PLANTING

Spring is a season of rejuvenation, and perhaps nowhere is that rebirth more noticeable than in the yard. Each spring, grass begins to grow again as inviting landscapes beckon people outdoors.

Extra sunlight and rising temperatures make spring a great time to plant flowers, grasses and trees. To ensure successful planting, homeowners must take steps to prepare the soil. Healthy soil can provide the ideal conditions for roots to take hold, helping plants establish themselves before potentially harsh summer conditions arrive. Preparing soil might seem like an extensive job, but a simple approach may be all that's necessary to create conditions that promote plant growth this spring.

**Clean up the previous months' mess.** Whether homeowners live in regions marked

by year-round warmth or places where winter typically features heavy snowfall, it's a good idea to clean up an area prior to spring planting. Fallen leaves, rocks, grass clippings, and other debris can contribute to compacted soil that makes it hard for plants to establish strong, healthy root systems. Clear away any debris prior to planting before taking the next step in your soil preparation routine.

**Loosen the soil.** Once debris has been cleared away, loosen the soil. Depending on the size of the area where you'll be planting, you may need to invest in tools like a shovel, spade, spading fork, and/or a lawn edger. If you're planting in a small area, such as a deck planter box that still has soil from last year's planting inside it, you can either clean the box and replace the soil entirely or dig around with a handheld trowel, cultivator and/or weeder. It's important to loosen all of the soil around



where you will ultimately plant prior to planting to ensure water can reach the roots and help them establish themselves once planting is completed.

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# New Year, Time for a New Kitchen

By Sean Rank, President  
Western Ohio Home Builders Association



It's no secret that kitchens are one of the most popular spaces in homes. If your kitchen is dated or no longer fits your lifestyle, you may want to consider remodeling. An upgraded or modern kitchen also can increase the value of your home. According to Zonda's recent Cost vs. Value Report, homeowners who invest in a minor kitchen remodel are likely to recoup more than 71 percent of their investment. A new kitchen for your home doesn't have to be a hassle if you plan your project well. Consider the following steps to help you prepare for a kitchen remodel this year.

## Prioritize Needs and Wants

The best place to start is to determine what kitchen style and features best suit your needs. Have you started cooking since the pandemic or inviting more people to your home to entertain? Experts recommend making a list of your new kitchen priorities. A recent survey by the National Association of Home Builders (NAHB) of prospective and recent home buyers and found that more than 70% of buyers wanted a table space for eating (78%), a central island (77%) and drinking water filtration (76%).

Make sure to include all the kitchen features on your list, including storage preferences, appliances, types of materials and lighting. A list will help you stay on track to achieve your kitchen remodel goals and stay within your budget.

## Set a Budget

After you have a general idea of what you need for your new kitchen, outline the cost associated with your project. The larger the scope of your kitchen remodel, such as knocking out walls to gain additional square footage, the increased chances your renovation may take extra time and money. If you work with a professional contractor, they will have contacts to help you secure the best prices on materials and labor. In addition, a conservative budget will give you the cushion you need if the project has unexpected expenses.

Kitchen remodeling frequently involves problem solving, such as maximizing your existing space or strategically building storage. A professional remodeler can help homeowners manage such challenges and meet their needs while staying within the budget.

## Find a Qualified Remodeler

Hiring a professional remodeler is more than just paying for labor and materials. A qualified remodeler has experience with project-related items such as building codes, permits, safety, and cost estimates and has the necessary tools and equipment to get the job done. Professionals also have a network of suppliers and subcontractors to ensure the work on your home is executed properly.



A new kitchen can be rewarding with the proper planning and partnership with a qualified professional. You can start your search at the Miami County Home & Garden Show, February 17-19 at Hobart Arena in Troy. There will be professional remodelers on hand to discuss your kitchen project from start to finish. We will have cabinet suppliers, flooring experts, water filtration professionals and so many more contractors ready to bring your project to life. Even if you're looking to do some project other than a kitchen remodel, we're sure to have a service professional at the Miami County Home & Garden Show that is ready to help you with your home or outdoor renovation. Don't miss this year's show! Visit our website at [www.miamicountyhomeshow.com](http://www.miamicountyhomeshow.com) for more information.

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## A Gift for January 2023: Ten Tips for a Healthy Home

*We're kicking 2022 to the curb and showing some love for 2023 with a January to-do list to help you launch a successful new year. Here are 10 tips to a healthy home and a healthy you.*

When packing up the holiday decor, resist the urge to quickly toss everything into tubs and haul it to the attic or basement. Do your December self a favor and take the extra time to organize and label, label, label. Take cellphone pictures of this year's displays for quick and easy set up next year. Pack outdoor decor separately. Ready to purge a few items? Pack a donation box for next year and mark it clearly. Pick a date and set a reminder in your calendar app. (Donate now and you risk having items trashed by overwhelmed charities and thrift stores.)

1. Once you've made a clean sweep of Christmas, get the broom out and do a literal clean sweep. Vacuum and mop floors. Dust and admire those newly cleared shelves and countertops.
2. Set aside a day — or two — to find new homes for all the gifts you received from family and friends. If you're having trouble finding the perfect spot, it might be time to purge. Donate outgrown clothing and toys. Or pass along to family and friends.
3. Before tossing the holiday cards, update your address book or contact list.
4. Get a jump on tax time. Mark a file folder "2020 taxes" and leave it in plain view for all the necessary documents as they arrive in the mail over the coming weeks.
5. Tackle those piles of paperwork left lying on countertops and stuffed

into dresser drawers. File important documents and purge and shred the rest.

6. Launch a healthier household with a thorough cleanout of the medicine cabinet. Contact your local pharmacy or police department for proper disposal of both prescribed and over-the-counter medicines.
7. Make appointments for everyone in your household for annual (or overdue) doctor appointments and tests, including major preventatives such as mammograms and colonoscopies.
8. Take stock of any indoor exercise equipment you own. Now's the time to make any necessary repairs and commit to using them on a regular basis or donate them to someone who will.
9. Take stock of your pantry, freezer, and refrigerator. Toss the expired items and make a commitment to using up all those half-empty open boxes and bags of food. Donate any unwanted but still current goods to your local food pantry. January is typically a slow time for donations so your extras will be warmly welcomed.

Content courtesy of Housetogic by REALTORS®.

### 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 safeguard and advance the interest of real property ownership.



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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!



\$899,500

Piqua

## 1808 PARKWAY DR.

Welcome Home!! Cute and cozy 2 bedroom, 1.5 bath home with a 2 car attached garage!! Peaceful quiet backyard completes the space! You will be pleasantly surprised at how roomy it feels inside! Don't miss this one! Possession will not be until 11/18/22. Updates include: new roof 2013, water heater - 2017, new windows on the west side of the kitchen & living room. The following does NOT STAY: little fridge, deep freeze & moveable shelves in garage, unattached countertop & drawers in kitchen, washer & dryer, curtains, & the portable fence. The sump pump in the crawl space needs to be plugged in to work.



\$155,000

Piqua

## 130 COUNTRYSIDE N.

Welcome Home to this breath taking property located in the Saxony Woods subdivision! You are going to fall in love the moment you enter the front door! The open entryway with a unique inset glass above, leads you into this stunning home with 4440 sq ft., 4 bedrooms, 2.5 baths, 2 gas fireplaces, walk-in closets galore & new carpet throughout the entire home! The entryway leads you into the cozy living room with a gas fireplace! You will find the master bedroom located on the first floor just off the living room with a gas fireplace, a walk in closet and the beautiful master bath with double sinks, walk in shower, garden tub and built in cabinets. The office is also located off the entryway with french doors! The kitchen is absolutely gorgeous with granite counter tops, lots of cabinets, a pantry with pull out shelves and a breakfast area! The sunroom is located off the kitchen which opens to the backyard with a large porch and a gazebo to enjoy the secluded backyard oasis! Dining room is located off the kitchen hallway. Laundry and the half bath are also located on the first floor. The second floor has 3 more bedrooms with 2 of them having walk in closets! The second full bath is located upstairs with built in cabinets! A large rec room with a wet bar is upstairs! Exterior is brick with a sprinkler system, 3 car garage & landscaping. The house has 2 A/C and HVAC units! First floor furnace & A/C new in 2021, roof, second floor furnace & new carpet in the whole house in 2022.



\$550,000

Troy

## 1420 GROVE ST.

Welcome home to this brick ranch with 3 bedrooms, 1 full bath & a 1 car attached garage! This home has the perfect location with easy access to shopping and restaurants but still located on a quiet street! Updates include: water heater & garbage disposal, 2022, new roof 2005, windows replaced 2004, furnace & CA newer.



\$135,000

Sidney



Buying a house can be a stressful time, but having a wondering and knowledgeable realtor makes it so much easier. Kathy and her team went above and beyond to make this process as easy as possible. Thank you! – Stephanie Rostron



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\$160,000

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### 10760 FAIRVIEW

This is your chance to have country living but still close to town! This home is 3 bedrooms 2 full baths and has a 2 car attached garage! Once inside you'll love all the natural lighting! You'll also find a living room, family room, kitchen & a dining room! Outside you'll find just shy of an acre of land to enjoy! Updates include new roof & skylight - 2018, shed - 2017 & added insulation - 2016.

**SOLD**



\$109,000

Piqua

### 1903 EDGE ST.

Come see this brick ranch located in the Landin Park subdivision. Inside is 3 bedrooms, 1 full bath an eat in kitchen, living room and a utility room! There is a one car attached garage. Out back is a large backyard with a shed! Nice neighborhood close to Pitsenbarger Park, shopping & restaurants. Needs a little love! Property is being sold by an attorney in fact.

**SOLD**



\$79,900

Piqua

### 1521 BROOK ST.

Cozy 2 bedroom located on a corner lot! You will find a large living room, eat in kitchen, a spacious utility room, 2 bedrooms and 1 full bath! Outside is a 2 car detached garage with a breezeway between the house and garage! Updates include a new furnace in 2022. Access to crawl space is located in the hallway outside of the bathroom - carpet is not tacked down. Property is being sold "AS IS", seller will not make any repairs.

### 8513 FESSLER BUXTON

You don't want to miss this one, this is your chance to have the peaceful country setting while still being just a short drive to town! This ranch home, located in the Houston school district, has 3 bedrooms, 1 full bath and 1 car attached garage! A full unfinished basement for extra storage and lots of potential! You will love the open feeling as soon as you walk in! A large outbuilding provides tons of extra storage space and even has it's own well and electric! Updates include kitchen countertops, floor & cabinets - 2018, bathroom vanity, countertop, floor, toilet & tub - 2019, patio doors & composite deck - 2020, gutters & soffit - 2021, Carpet & fresh paint - 2022.

\$189,900

Piqua



**How does a new house for a new year sound?? We can help!!**

# SHEDDING SOME LIGHT ON HOME SOLAR

Consumers shopping around for home improvement projects may be leaning toward overhauls that can reduce energy consumption and save them money in the long run. This is a driving factor behind a growing number of homeowners investigating solar energy for their residences.

## How does solar power work?

Solar power harnesses the sun's energy and converts it into electricity that can be used in homes. Many people are familiar with photovoltaics (PV), which are the panels that absorb sunlight and create an electric field across their layers.

According to the Office of Energy Efficiency & Renewable Energy, hundreds of thousands of solar panels have been put in use across the United States since 2008.

## Costs associated with solar

The upfront expense of solar panels is significant, costing anywhere from \$10,000 to \$14,000 for initial installation. However, comparatively speaking, homeowners can spend \$1,500 or more per year on electricity, so solar panels will pay for themselves over time. Keep in mind that costs may vary depending on energy needs and how many panels will be required to service the system.

## How much electricity can I expect?

The Federal Trade Commission's Consumer Advice says that the amount of power generated from a solar energy system depends on a few factors:

1. The average number of hours of direct, unshaded sunlight your roof gets each year;
2. The pitch (angle), age and condition of your

roof, and the compass direction it faces;

3. The size and strength of your system; and

4. Environmental factors such as snow, dust or shade that may cover the system.

## Save even more money

Consumers can contact their utility companies to find out if they provide homeowners who produce solar power with "net metering." This program pays the homeowner money or gives credit for excess power the system produces and returns to the electric grid. Individuals also may be eligible for energy tax credits or other benefits.

Homeowners may find it worthwhile to explore solar energy, particularly if they consume a high amount of electricity.

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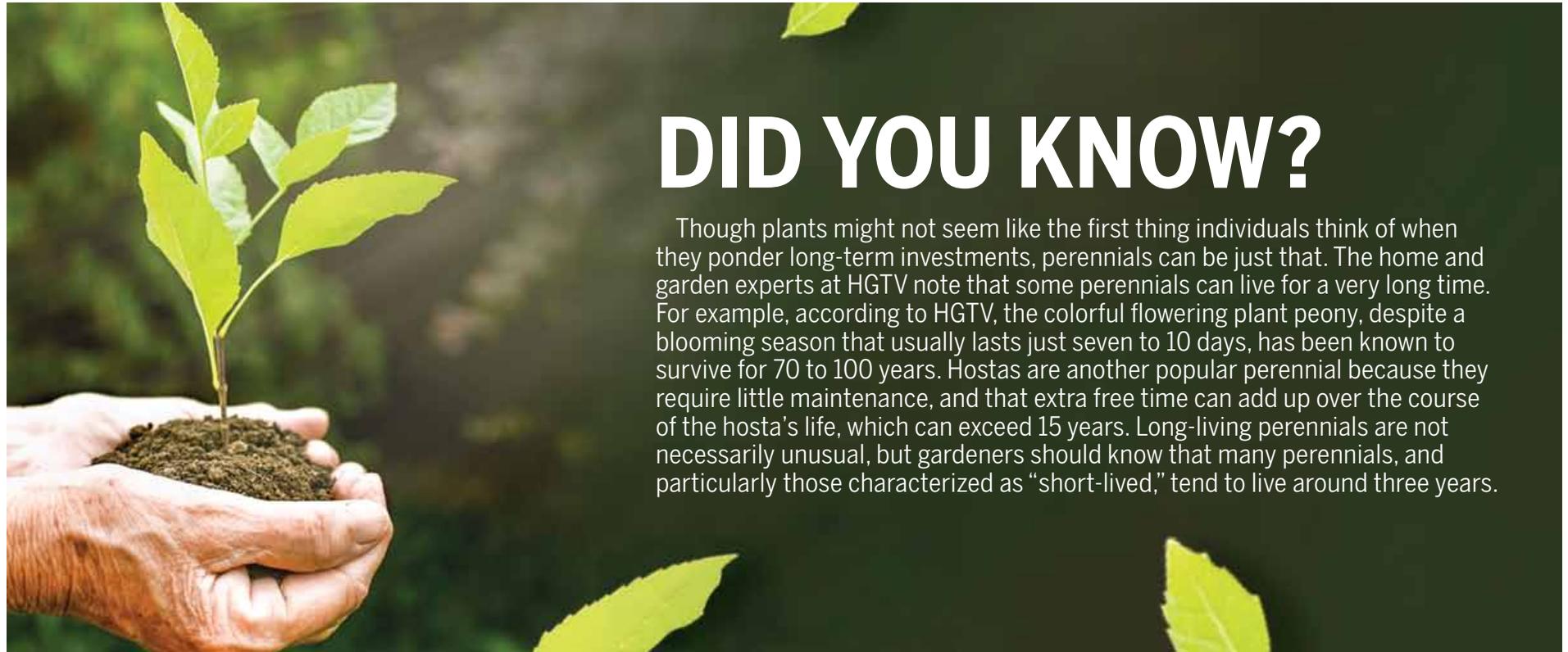


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## DID YOU KNOW?

Though plants might not seem like the first thing individuals think of when they ponder long-term investments, perennials can be just that. The home and garden experts at HGTV note that some perennials can live for a very long time. For example, according to HGTV, the colorful flowering plant peony, despite a blooming season that usually lasts just seven to 10 days, has been known to survive for 70 to 100 years. Hostas are another popular perennial because they require little maintenance, and that extra free time can add up over the course of the hosta's life, which can exceed 15 years. Long-living perennials are not necessarily unusual, but gardeners should know that many perennials, and particularly those characterized as "short-lived," tend to live around three years.



**MIAMI COUNTY**

# HOME

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2023

HAPPY NEW YEAR

# A HOMEOWNERS' GUIDE TO ICE DAMS

Cold weather contributes to many different conditions that can affect homes. When winds are blowing fiercely, homeowners may soon discover deficits in insulation or in caulking around windows and doors. Icy conditions can cause walkways and stairs to become slick.

One winter condition can cause extensive headaches and damage and could be a mystery to many homeowners. Ice dams occur when warm air in the attic heats up the roof and melts accumulated snow. Water from this melt runs down the roof and refreezes when it reaches the colder roof edge. A mound of ice forms at the lower edge of the roofline as a result.

Ice dams may help create a picturesque winter vista, with icicles hanging and glinting in the sunlight, but they can cause significant damage. According to experts, ice dams can weigh hundreds of pounds if they get large enough, potentially affecting the structural integrity of roof eaves. In addition, ice dams can cause melted runoff to back up under roof shingles. This water can eventually make its way inside, ruining ceilings and walls. The roof, gutters, insulation, interior drywall, and other home surfaces can be damaged if ice dams are left unchecked.

The following are some conditions that make a home vulnerable to ice dam formation:

1. The presence of snow on the roof.
2. An average outdoor temperature that is 32 F or lower.
3. A roof surface temperature above 32 F at its higher points and below 32 F at the lower end.
4. Indoor heat making its way to the underside of the roof.

Homeowners should take a few steps to address ice dams. The first is preventing future ice dams from forming. According to First American Roofing and Siding, LLC, improving insulation in the ceiling below the attic and addressing any inefficiencies in the home is necessary. A professional can do

a blower door test, which works by depressurizing the home and using a thermal camera to find areas where insulation is poor. In addition, adequate ventilation under the roof deck is necessary so cold air can circulate and prevent the attic from getting so warm that it will melt the snow on the roof.

The next step is to remove excess snow from the roof with a roof rake and keeping gutters clear. If ice dams have already formed, hire a professional to remove them, as it can be dangerous to do it oneself.

Snow-covered roofs and landscapes can be beautiful, but also dangerous if conditions that cause ice dams to form are not addressed.

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

**CELINA**  
**PENDING**

**2211 EAGLEBROOKE CIRCLE UNIT #167 \$479,900**  
This home offers 3 bedrooms, 2.5 baths, and 3 car garage! All will love the open floor plan with beautiful fireplace and sandbox ceiling.

**Emily Bubeck 934-564-0365**

**CELINA**

**5514 STATE ROUTE 118 \$179,000**  
Have you been looking for a country lot in Coldwater School District?! Look no further. This 3.329 acre country property has so much to offer--spacious lot, well and county sewer hookup, large one acre pond approximately 17 feet in depth, driveway permit, and so much more! Taxes are just on bare lot.

**Emily Bubeck 934-564-0365**

**VANDALIA**

**650 POOL AVE \$195,000**  
Rare opportunity for a multi-family zoned lot with 3.13 acres. This area is prime for new multi-family. Close to the new industrial warehouse developments around the airport, and close to local retail centers.

**Ryan Havenar 937-214-0431**

**TROY BUSINESS PARK**

**855 W MARKET STREET \$14.00 ANNUAL/SF**  
Available now. Over 5,000 sf meeting/event space ready for new owner/operator. Co-tenant with Children's Hospital, Edson Community College, Fifth Third Bank, La Catrina Mexican Restaurant, Speedway, and more. Parking for 500 vehicles around the site.

**Tammy Lambert 937-554-8898**

**UNION**

**130 SPRINGHOUSE DRIVE \$294,900**  
Popular ranch style home with 3 bedrooms, 2.5 baths and lots of room to roam. Two living areas and a dining space separate from the kitchen offers formal dining or can easily be used as a nice office space for those who work from home. Cathedral ceilings create an even more open feel to this already very open floorplan and the gas fireplace in the family room is a nice added feature.

**Donna Cook 937-875-0737**

**ENGLEWOOD**

**120 N MAIN STREET \$169,900**  
Two buildings for the price of one! This property consists of two buildings, the first fronting directly onto Main Street and the second directly behind. Generous off street parking in between the building with multiple points of ingress/egress.

**Tammy Lambert 937-554-8898**

**ENGLEWOOD**  
**PENDING**

**321 BEECHGROVE DRIVE \$221,900**  
Charming 3 Bedroom - 2-1/2 bath ranch in North Englewood on a low traffic, quiet street. Home offers a cozy family room with a wood burning fireplace (not warranted) and is open to the large kitchen that has plenty of cabinet space, a peninsula with barstools as well as a eat in dining area.

**Carol Love 937-901-9735**

**LEBANON**

**WINDING RIVER BLVD \$1,750,000**  
10.66 acres ready for development with an existing curb cut great for small retail centers, offices, bank/financial, or possibly hotel property-- golf course views and convenient to major highway and state routes. Take 48 To NE corner of Winding River Blvd.

**Ben Redick 937-216-4511**

**VERSAILLES**

**632 N CENTER STREET \$129,900**  
Have you been looking for a home in Versailles School District at a decent price?! Don't waste time to check out this 2 bedroom, 2 full bath home with many updates! Upon entering you will like the simplicity of the main floor-- large eat in kitchen, living space, and utility / bathroom combo!

**Emily Bubeck 934-564-0365**

**FLETCHER**  
**SOLD**

**6940 STATE ROUTE 589 \$389,000**  
Don't miss out on this beautiful home, it has 3 bedroom, 3.5 bathroom setting on 2.1 acres in Miami East School District. This home is like new, it has a new roof, siding, HVAC, flooring, paint, newer windows, and granite counter tops. This home set back a long lane with a 2 car garage, shed, new deck and coy pond.

**Ryan Havenar 937-214-0431**

**BRUNS REALTY GROUP**

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**937-339-2300**

**&**

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- Real Estate
- Farm
- Antique
- Appraisal

**FROM THE GROUND UP**

OH-20312629

**COVINGTON**

**101 N HIGH STREET \$175,000**  
A Historic 3 story plus walk out lower-level Brownstone Office Retail building on a corner lot in downtown Covington is for sale. This 10,000+ Square foot commercial building as many upgrades to include HVAC, Electrical service, new gas, water and sewer.

**Charles Elliot 720-635-2750**

**VERSAILLES**

**4 E MAIN STREET \$1,400,000**  
3-4 Store fronts available plus blueprints for 12, 1-3 bedroom apartments. Drive thru in back of building. New windows on all second and third floor windows 2021/2022

**Kristen Richard 513-967-0985**

**TROY**

**761 N COUNTY ROAD 25A \$250,000**  
Prime opportunity to own and operate a fully operational bar. Business comes equipped with 2:30 am liquor license, class B food license, pool table, lottery, queen of hearts, covered patio, and all liquor. Building has a basement for storage, and has been upgraded with new roof and siding within the last 5 years.

**Ryan Havenar 937-214-0431**

**TIPP CITY**

**5205 S CO RD 25A \$590,000**  
Building has municipal tenants, 2 of the three are on short term leases in the 8,004 SF. It is 0.7 miles to I-75 (exit 68) and 2 miles to downtown Tipp City. Its neighbors are Hocks Pharmacy, Fifth Third Bank, Menards and others.

**Charles Elliot 720-635-2750**

**TROY**

**3436 N COUNTY ROAD 25A**  
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**

**DAYTON**

**3500 STOP 8 RD \$195,000**  
Approximately 1.5 acres with frontage on both Webster St and Stop Eight Rd.

**Ben Redick 937-216-4511**

**TROY**

**PORTFOLIO OF 5 FOR SALE ON PEARSON COURT \$1,800,000**  
Five doubles in desirable downtown Troy. 9 of 10 fully renovated and upgraded. Strong market rates and occupancy demographics. Turn-key investment opportunity, with some value add opportunity as well. Each unit is nearly identical, and includes three bedrooms, one full bath, one half bath, w/d hookups, and good kitchen space.

**Ben Redick 937-216-4511**

**MORAIN**

**3000 ELBEE ROAD \$250,000**  
Turn-key bank property complete with safe box, teller stations, drive thru, and security systems. Relatively recent remodel, ready for operations immediately. Two offices, conference room, three teller stations, two drive-thru lanes, one atm lane, break room.

**Ryan Havenar 937-214-0431**

**SAINT HENRY**

**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**

**PIQUA**

**218 N COLLEGE STREET \$399,000**  
1/4 acre of income producing property in a prime retail redevelopment area. Currently there are 5 single family rental units on the property, 4 of which are rented providing a cash flow until development commences.

**Ben Redick 937-216-4511**

**BRUNS REALTY GROUP**

**"FROM THE GROUND UP"**