

FEBRUARY

MIAMI COUNTY

2023

HOME

BUYER'S GUIDE

A professional Real Estate Guide serving Miami County and surrounding areas



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Galbreath REALTORS

Miami Valley Today

Miami Valley
Sunday News

OH/70318992



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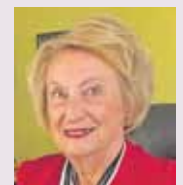
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Refresh Your Home with New Floors

By Donna Cook, Executive Director
Western Ohio Home Builders Association

Minor upgrades to your home can make a big difference. The good news is that a home refresh doesn't always require a significant renovation. New flooring can change the look and feel of your home. Aside from style and décor, there are several factors to consider when deciding what flooring material to select when purchasing new floors. Cost, durability, moisture, and maintenance are important factors to consider in your new flooring choice and the area in your home you'll be refreshing. Here are some popular floor options among home owners to help you evaluate what works best for your home.

Hardwood - There are two main types of hardwood flooring: solid wood flooring, which as the name implies consists of a one solid piece of wood, and engineered wood flooring, in which a thin veneer of real wood is bonded to layers of structural plywood. Both types come in up to fifty species, with some of the most popular options being oak, ash, maple and walnut.

- **Pros:** The warmth and beauty of hardwood flooring explains its enduring appeal. Since the material can be sanded and refinished multiple times (especially solid wood versions) a well-maintained hardwood floor can last for decades, or even centuries.
- **Cons:** The biggest downside is cost. Though some species are less expensive than others, wood flooring tends to be the most expensive. It's also subject to dents and scratches, plus solid flooring in particular will expand and contract with changes in humidity levels, leading to cracks, splinters and squeaky boards (engineered flooring does much better with moisture, making it more suitable to kitchens).

Laminate - A popular, less expensive alternative to hardwood floors is laminate. This type of flooring option comprises of various wood-based materials layered together, which are 'laminated' and finished off with a photographic imprint. Generally, laminate is available in tiles or planks and are relatively easy to install and maintain. However, laminate flooring is a viable option if you still want the look of hardwood floors without having them. Laminate is also more resistant to scuffs and scratches.

- **Pros:** The plastic topcoat is resistant to scratches and dents, making laminate one of the more durable flooring options. It's also among the least expensive and it often comes as a DIY-friendly "floating" floor system, with planks that snap together, instead of having to be nailed or glued down.
- **Cons:** Laminate can never be refinished, so it's not a forever floor.

Tile - Porcelain and ceramic tiles come in beautiful designs, including diamond, herringbone, chevron, and basketweave, with shapes including circles, squares, rectangles, and triangles. The variety of designs may be one of the reasons why nearly two-thirds (64%) of home buyers prefer tile as a flooring choice in their main living areas. In addition,

porcelain tile offers easy maintenance, durability, and stain and slip resistance.

- **Pros:** Tile floors have a classic look and they'll available in countless colors and design configurations, from mosaic to large-format tiles with minimal grout lines. All tile is water-proof and low-maintenance. Porcelain tile is extremely hard-wearing and resistant to scratches and dents.
- **Cons:** Difficult installation is the biggest drawback. The tiles are typically laid in mortar over a smooth, stable substrate; unless you're a very experienced DIYer, the project is best left to a professional. Porcelain tile is also on the pricey side, about the same as solid wood flooring.

Carpet - Depending on depth and fiber type, carpet can provide warmth and reduce noise. Carpet depth is categorized by low pile, medium pile, and high pile, most of which are available in various textures. Textures are created by the thickness of the yarn and how it is woven together to make the carpet. Regular maintenance or hiring professional carpet cleaners is recommended with this option to keep your floor looking and feeling fresh year-round.

- **Pros:** Carpet is the most comfortable and cost-effective flooring material and it's available in a wide range of colors and patterns. It installs easily and carpet is easy to maintain, requiring just regular vacuuming. Stain-resistant versions are even easier to keep clean.
- **Cons:** The main knock against carpet is that it holds dirt and dust, which can be particularly unpleasant for allergy sufferers. Woven carpet is much better at resisting this, since its construction doesn't create places for dirt to hide. Wool is also anti-static, so it doesn't attract dust the way nylon tufted carpets will.

Vinyl - Also known as resilient flooring, vinyl is the fastest-growing category of flooring. Homeowners in search of a resilient flooring option should consider vinyl. It ranges from inexpensive, DIY-friendly peel-and-stick tiles to luxury vinyl tile (or LVT, for short) which consists of multiple layers, including a design layer with a high-definition printed image, a durable top layer and several cushion layers.

Unlike other types of flooring, vinyl is ideal for areas in your home prone to moisture, such as laundry rooms or basements. Vinyl has adhesive and is available in sheets or tiles. However, there are several limitations to this type of floor. Vinyl is likely to scratch, can vary in quality and may not have a contemporary look compared to other flooring options.

- **Pros:** Entry-level sheet vinyl is very affordable. All vinyl resists stains, scratches and dents, plus its waterproof, making it safe for basements and bathrooms. Installation is easy, particularly for adhesive tiles and floating planks. LVT is a thick, sturdy tile that has the look and feel of real wood. In fact, our product experts often have trouble distinguishing LVT from solid wood in tests.

- **Cons:** Though patterns and color options have improved, even LVT is still a far cry from real wood or stone, so it will never pass muster with the purists. It can't be refinished, meaning once it does begin to wear out, the only choice is a full replacement. LVT is also surprisingly expensive, often rivaling the cost of real wood.

What to consider when choosing flooring for your home?

Many homeowners focus on the look and price of flooring, without thinking through what it will be like to live with the material over the long term. Here are the factors you need to weigh to make the smart decision.

Comfort: What will it be like standing on the floor for long stretches of time? Flooring materials that offer a softness underfoot, like bamboo, cork and LVT tile, will be much more comfortable than those that are rock hard, like concrete, stone and ceramic. Especially in rooms where you do a lot of standing — think kitchen and laundry room, for example — comfort is critical.

Maintenance: Most floors look fabulous when they're first installed. How hard are you going to have to work to keep them looking that way for years and even decades? Vinyl, laminate and engineered wood are easy to care for. Materials that scratch or may need to be sealed, like wood or ceramic may require higher maintenance.

Where is the best place to shop for flooring?

Flooring in all its various forms is sold at home centers and specialty flooring retailers. If you're working with a builder or contractor, they can suggest places they recommend. Be sure to leave plenty of lead time. Like most things these days, the flooring industry is experiencing some challenges with the supply chain.

Here are a few places to start your search for flooring:

- Home Gallery Flooring – 109 S Miami St, West Milton
- Polley's Floor Covering – 955 W. Main St. Tipp City
- Lowe's – 2351 W. Main St., Troy

A careful mix of flooring materials can make for a long-lasting and beautiful home and provide comfort for the pattering of many feet throughout the years. With the many options available, it's hard to go wrong. For more information about flooring options or other home renovations in the new year come out to the Miami County Home Show, February 17-19 at Hobart Arena. You'll be able to talk with flooring experts and many other contractors about your home projects you want done this year. If your schedule doesn't allow you to visit the Home &

Garden Show, just visit our website at westernohiohba.com for a list of contractors by category to discuss your home improvement needs.





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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

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

PENDING



3525 ZEIGLER RD.

Welcome Home to this beautiful brick ranch with country living but the convenience of being close to city limits! Inside you will find a large living room, family room with a wood burning fireplace, a large dining room, a kitchen, a sunroom, a large utility room, 3 bedrooms & 2.5 baths! This one is soo much bigger on the inside than it appears on the outside. Not only is the inside roomy but there is a 3 car attached garage. Out back is a nice deck to enjoy the beautiful peaceful backyard oasis! All the work has been done for you! Updates include: new roof - 2016, new concrete and septic lines - 2017, new flooring - 2020, new HVAC, gutter guards, and updated bathrooms - 2021, new carpet in all the bedrooms - 2022. Sq. ft. is per seller. Room listed as other is the sunroom. Access to the crawl space is in the utility room. Cooktop is propane.

\$269,000

Piqua

PENDING



317 GLENWOOD

This is a 3 bedroom, 1 full bath with a 2 car detached garage. There is also a living room, dining room, kitchen & utility room. Backyard is peaceful with no rear neighbors and even more storage with a large shed. Seller is offering a one year home warranty through America's Preferred Home Warranty with a \$100 deductible. Seller does not warranty any appliances that convey. Property is being SOLD AS IS - seller will not make any repairs.

\$115,000

Piqua



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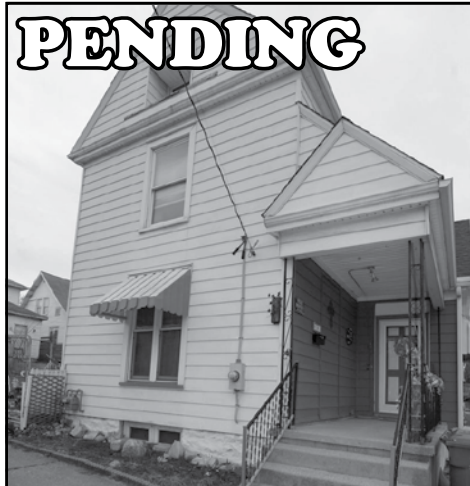
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Honey Bunny would love to help with the sale or purchase of your dream home!

PENDING



\$65,000

Sidney

518 W. NORTH ST.

Two story house with 2 bedrooms, 1.5 bath home with a fenced in backyard. Inside is also a living room, family room, dining room & half bath downstairs. Upstairs is 2 bedrooms and a full bath. Outside in the fenced yard is also a shed. Updates include: leaf guard on gutters, windows & updated electric - 2008. Electric fireplace in living room beside the dining room does not stay. Property is being sold as is - seller is unable to make repairs. Half bath is a toilet only. I&I repair has been completed.

SOLD



\$75,000

Sidney

818 BROADWAY

Come see this 2 bedroom, 2 full bath home. You will be surprised how roomy it feels inside! You'll find the living room, dining room, kitchen, laundry room, bedroom and a full bath all on the first floor. Upstairs is another large bedroom and full bath! Outside is a 2 car detached garage. Updates include: water heater 2017 and the furnace is approx. 12 years old. Property is being sold as is - Seller is unable to make repairs.

SOLD



\$189,900

Piqua

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.

SOLD



\$160,000

Piqua

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.

OH-70316027

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Put a Serious Dent in Your Energy Bills

Your Mexican beach vacation was great, but those margaritas can put on the pounds. It's been two months, and you're still carrying around extra weight--despite a new running routine and a lot of salads. So why isn't your weight dropping? It can be like that with energy bills, too. "We think, 'I bought these [LEDs], so now I can leave the lights on and not pay more. I ate the salad, so I can have the chocolate cake.'" It looks like we're giving in to higher utility bills. But it doesn't have to be that way. You just need to know what improvements will make the biggest difference in lowering your bills. There are five, and the good news is they're seriously cheap. You can go straight to them here, but there's another thing you can do that doesn't cost a dime--and will drop your costs:

Be Mindful About Your Relationship With Energy

Energy is the only product we buy on a daily basis without knowing how much it costs until a month later. With other services you get a choice of whether to buy based on price. With energy you don't get that choice--unless you intentionally decide not to buy. You can take control by making yourself aware that you're spending money on something you don't need each time you leave home with the AC on high, lights and ceiling fans on and your computer wide awake. That mindfulness is important, because your relationship with energy is intensifying. You (and practically every other person on the planet) are plugging in more and more. Used to be that heating and cooling were the biggest energy hogs, but now appliances, electronics, water heating, and lighting together have that dubious honor, according to the Department of Energy.

Being mindful means it's also time to banish four assumptions that are sabotaging your energy-efficiency efforts:

1. Newer homes (less than 30 years old) are already energy efficient because they were built to code. Don't bank on it. Building codes change pretty regularly, so even newer homes benefit from improvements.
2. Utilities are out to get us: They'll jack up prices no matter what we do. It might feel cathartic to blame them. But to get any rate changes, utilities must make a formal case to a public utility commission.
3. An energy-efficient home is a healthier home, and people will pay more for that. Telling someone that an energy-efficient home is a healthier home is an effective way to get people to spend \$1,500 on efficient home features. Energy efficient features are associated with

health benefits, but expecting a specific return is unrealistic.

4. Expensive improvements will have the biggest impact. That's why homeowners often choose pricey projects like replacing windows, which should probably be fifth or sixth on the list of energy-efficient improvements.

The 5 Things That Really Work to Cut Energy Costs

1. Caulk and seal air leaks. Seal around: plumbing lines, electric wires, recessed lighting, windows, crawlspaces, and attics. | Savings: Up to \$227 a year--even more if you add or upgrade your insulation.
2. Hire a pro to seal ductwork and give your HVAC a tune-up. Leaky ducts are a common energy-waster. | Savings: Up to \$412 a year.
3. Program your thermostat. | Savings: Up to \$180 a year.
4. Replace all your light bulbs with LEDs. They're coming down in price, making them even more cost effective. | Savings: \$75 a year or more by replacing your five most frequently used bulbs with Energy Star-rated models.
5. Reduce the temperature on your water heater. Set your tank heater to 120 degrees--not the 140 degrees most are set to out of the box. Also wrap an older water heater and the hot water pipes in insulating material to save on heat loss. | Savings: \$12 to \$30 a year for each 10-degree reduction in temp.

Bonus Tip for More Savings

Your utilities may have funds available to help pay for energy improvement. This content is copyright 2023 Ohio REALTORS. Read more at: <https://www.ohiorealtors.org/prez-column-put-a-serious-dent-in-your-energy-bills/>

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132 Glenn St. - Piqua



This is a charmer! Completely and beautifully renovated in 2021. Everything New! All appliances in the kitchen are new, and they remain, but the white refrigerator does not. There is a 1.5 car detached garage and plenty of parking.

\$159,500 www.sharithokey.com/1021581

118 S. Main St. - 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.

\$99,900 www.sharithokey.com/1017327



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A RUNDOWN ON DIY DEMOS



Homeowners looking to make improvements to their homes likely want to make such projects as budget-friendly as possible. After soliciting estimates from contractors, homeowners may seek to do some work themselves in an effort to cut costs. That is why many individuals opt to handle demolition and other preparatory tasks before contractors get started. There are important things to keep in mind when doing demo.

· **Prybars are your friend.** These tools, sometimes called crowbars, can be used to remove nails or pull materials apart.

· **Cover vents in the space where you're working.** Construction dust can be sucked into the HVAC system and cause furnaces to clog. This also may cause the distribution of dust throughout the home.

· **Use safety gear.** Always wear safety goggles, gloves, boots, and other equipment as needed to remain safe.

· **Get a power saw.** Circular saws and reciprocating saws can cut through various materials, making faster work of demolition.

· **Exercise caution when removing drywall.** You don't know what is behind the drywall,

including electric wires, so be careful when choosing a spot to make the first hole in the drywall.

· **Get a trash container with a gate.** You'll save yourself some aches and pains by being able to fill a wheelbarrow and dump in into the container, rather than having to toss debris over the top.

· **Bust up heavy or bulky items.** Cast iron tubs and shower surrounds can be heavy and difficult to move. Unless it's a family heirloom, cut or break large items into pieces to remove them more easily.

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OH-70316004

LET THE OUTSIDE IN WITH ALL-SEASON ROOMS

Many homeowners express interest in creating fewer barriers between the interior and exterior of their homes. Some may have backyards built for entertaining and want to facilitate the transition between the inside of the residence and the outside when guests arrive. In other instances, homes may back to a nature preserve that homeowners want to enjoy more readily. Whatever the reason for bringing the outside in, all-season rooms can serve as a welcoming bridge between indoor and outdoor spaces.

What is an all-season room?

Also known as a four-season room, all-season rooms are specially engineered spaces that provide a connection to the outdoors no matter the season. They are like sunrooms, but climate-controlled so that they will be comfortable throughout winter, spring, summer, and fall.

What is the difference between a three-season room and an all-season room?

The biggest difference between these two spaces is the level of usage and the capacity of the room to be heated and cooled. Individuals who reside in climates with moderate year-round temperatures may get by with a three-season room. However, those who experience all four seasons may need a more insulated space to make the room usable throughout the year.

Features of all-season rooms

One of the more notable features of an all-season room is an abundance of windows, which allow plenty of natural light to shine in. All-season rooms also can feature creature comforts like a reading nook, outdoor kitchen spaces and televisions. Retractable screens can be installed when privacy or shade is desired.

Maintaining a comfortable temperature

All-season rooms can be built with adequate thermal insulation and energy-saving features. Insulation will be installed in the walls and roof, and homeowners may have a choice of window ratings for efficiency. Some all-season rooms are specially equipped with HVAC systems that may or may not be tied in to the home's general heating and cooling system. Some people use portable heaters or air conditioners to control the temperature in all-season rooms. It's best to speak with an all-season room contractor to identify heating and cooling needs.

How much does an all-season room cost?

Prices vary by region and are contingent on the features homeowners desire. According to the outdoor resource Garden Center Care, a three-season room can cost anywhere from \$8,000 to \$50,000 to build. A four-season room can cost \$20,000 to \$80,000 to add.



If there is an existing three-season room, it may be more affordable to upgrade the space into an all-season room, but an architect and contractor should inspect the space to determine the scope of the project.

All-season rooms can be an ideal addition to a property, providing extra space for entertaining or lounging and a connection to the outdoors.

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NEW OFFICES
COMING SOON TO:
CELINA AND
FLETCHER!



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

TROY



312 Main Street \$450,000
Prime location directly on Main St., close to downtown and one block from the Miami County Courthouse. This property provides excellent possibilities for multi-tenant use, as well as prime location for a single tenant. Off-street parking in the rear, including a two car garage. Don't miss this prime opportunity!

Kristen Richard 513-967-0985

ENGLEWOOD



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 bar stools as well as a eat in dining area.

Carol Love 937-901-9735

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 Elliott 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

MORaine



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

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



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



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

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

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

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

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

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

TROY BUSINESS PARK



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

Tammy Lambert 937-554-8898

TIPP CITY



955 N 3RD St. \$250,000
19,500 square foot flex property with great visibility on N 3rd St.

Ben Redick 937-216-4511

TIPP CITY



5205 S Co Rd 25a \$590,000
Building has municipal tenants, 2 of the three are on short term leases in the 8,024 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 Elliott 720-635-2750

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

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