

5788 Bayswater Dr.



- Move-in Ready!
- Beautifully Decorated Open Floorplan
- High Ceilings
- Wood Burning Fireplace
- Built-Ins in the Living Room
- Spacious Bedrooms with Walk-in Closets
- Updated Flooring and Fixtures Throughout
- Attached 1 Car Garage
- Pool Community
- Walk to Shopping, Restaurants, Entertainment (Deerfield Town Center)
- 1 Year Home Warranty
- Call 1-888-766-0647 Ext.# 7799 24/7 to hear a recorded message or Text "18526" to 79564 for additional information about this wonderful home.



Jason Bowman
CRS® CDPE® GRI® ABR®
ePRO®
Re/Max Elite

Cell: (513) 766-0647
Fax: (513) 766-0627
Jason@JJBowman.com
www.JJBowman.com



All information is believed to be correct, but its correctness is not guaranteed.



Additional Home Details

Visit: www.5788Bayswater.com

MOVE RIGHT IN! This beautifully decorated Condominium has nothing left for you to do but bring your furniture! This fabulous 3 bedroom unit offers an open floor plan and high ceilings.

The family room features a wood burning fireplace and stylish built in bookshelves. You'll love spending time in this room curled up with a book or watching a good movie in front of the cozy fireplace. The dining room opens into the family room area and boasts plenty of room to entertain, more high ceilings and a gorgeous chandelier. Sliding patio doors take you out into the cozy covered patio and is the perfect spot to relax and unwind after a long day. The large eat-in kitchen features wood cabinetry, updated brushed nickel lighting and hardware, newer vinyl tile flooring, a large sunny window and vaulted ceilings. With plenty of counter space, a nice sized pantry and a large, open window overlooking into the family room, it is ideal for entertaining friends and family.

The master bedroom is spacious with vaulted ceiling and adjoining full bath. Space won't be a problem at all as this unit has incredible walk in closets featured in the master and one of the secondary bedrooms. You'll also find upgraded fixtures and faucets throughout this immaculate home. A one car garage with plenty of extra room for storage is attached.

Located in a wonderful, friendly community, the amenities include a community pool, walking distance to shopping and restaurants and the Voice of America park that include walking trails, fishing pond and dog park is nearby.

For additional details, financing information, or to see if you qualify for Government tax credits; call 1-888-766-0647 Extension #7793 for a recorded message 24/7.



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Home Warranty



First American
Home Buyers Protection Corporation

Benefits of a Home Warranty

A First American Home Warranty is a residential service contract that provides repair and replacement coverage for many of the home's most essential systems and appliances. With a home warranty, sellers, buyers and agents can all be protected against costly breakdowns before, during, and after the sale of the home.

Additionally, **home buyers** can move in with confidence knowing that their budget and new home is protected against unexpected mechanical failures. They'll also get the convenience of having live service representatives available to them 24 hours a day, 365 days a year.

First American Home Buyers Protection believes buying and selling a home should be a rewarding experience for everyone involved.

*The seller's of this home are offering a
1 Year Home Warranty at no cost to the buyer.*



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Active

C1209810p+vt E09MA 5788 Bayswater Dr
City/Village Mason **Cnty** Warren
Subd Greenbrier Lake **Twp**

Rooms 6 **Bedrms** 3 **Baths** 2-0



175, E. Tylersville, L. Snider, L. Twin Lakes, L. Bayswater.

Unit# Subu Mason **LP\$** 144,300
State OH **Zip** 45040

Family Rm N **BedRm Lev1N**
Formal Din N **BthRm Lev1N**

Type Condominium	Bsmt None
Levels 1 Story	Garage 1 Attached, Front, Oversize
Arch Contemporary	Parking Driveway, On Street
Const Brick, Vinyl	Firepl 1 Wood, Ceramic
Found Poured	Gas None
Roof Shingle	Water Public
Windows Insulated	Sewer Public
Heating Electric, Heat Pump	Zoning Residential
Cooling Central Air	Sa-Tax 1189.00
Age 7	TxRate Of records
New N Existing Structure	Asmnt Of records
Lot Condo	Occupy Negotiable
Acreage	Transp

Cross Street Twin Lakes

Open House
Date **Time**

Lev Condo 2 **HOA Fee** Yes **School** Mason City SD-Warren
HOA Amt\$ 137.84 Monthly **District** Call SD 513-398-0474
 Pool, Landscaping, Snow Removal, Professional Mgt, Clubhouse, Play Area,

Tax ID 15064602020 **Other**

Auction N **Disability Access**
Spec Fin N

This Listing Courtesy of RE/MAX Elite

Beautifully decorated open FLRPLN, high ceilings, wood FRPLC w/built-ins, eat-in kitchen*Spacious bdrms w/lrg W/I closets, updated flooring/ fixtures thru-out*attached 1 car garage*Pool community/walk to shopping/restaurants/parks

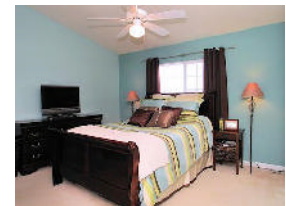
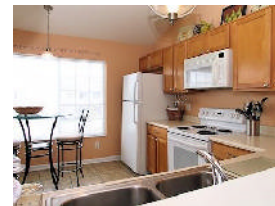
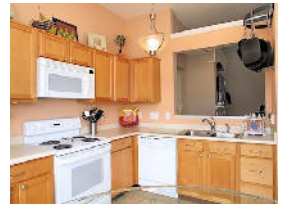
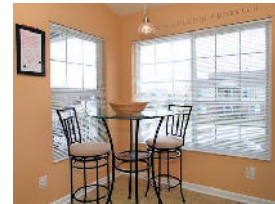
Dim Lev Features 5788 Bayswater Dr

Entry	0 X 0	1	Ceramic Tile
Living/Great	18 X 13	2	Wall-to-Wall Carpet, Fireplace, Bookcase
Dining	12 X 8	2	Wall-to-Wall Carpet, Chandelier, Walkout
Kitchen	12 X 10	2	Vinyl Floor, Wood Cabinets
MasterBd	15 X 12	2	Wall-to-Wall Carpet, Bath Adjoins, Walk-in C
BedRm2	14 X 10	2	
BedRm3	11 X 10	2	

Bath #1 Full 2 Shower, Double Vanity
Bath #2 Full 2

Applia Oven/Range, Dishwasher, Garbage Disposal, Refrigerator, M
Inside Multi Panel Doors, Cathedral Ceiling
Miscel Cable TV, Ceiling Fan, Smoke Alarm, Garage Door Opener,

Outside Balcony, Pool In-Ground, Cul-de-sac St
Land Desc Less than .5 Acre



This listing is Active - Report Prepared by



Jason J Bowman CRS
 RE/MAX Elite
 201 Rivers Edge Drive
 Milford, OH 45150
<http://www.JJBowman.com>

Contact Phone 513-766-0647
Office Phone 513-248-3660
Fax Phone 513-766-0627
Cell Phone 513-766-0647
E-Mail Team@JJBowman.com



11/6/08

STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code. TO BE COMPLETED BY OWNER (Please Print)

Property Address: 5788 Bayswater Drive, Mason, OH 45040

Owners Name(s): Julie L. Mueller

Date: 2/13/2010

Owner [X] is [] is not occupying the property. If owner is occupying the property, since what date: 5/2/2006

Purpose of Disclosure Form: This is a statement of the condition of the property and of information concerning the property actually known by the owner as required by Ohio Revised Code Section 5302.30. Unless otherwise advised in writing by the owner, the owner, other than having lived at or owning the property, possesses no greater knowledge than that which could be obtained by a careful inspection of the property by a potential purchaser. Unless otherwise advised, owner has not conducted any inspection of generally inaccessible areas of the property. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER OF THE PROPERTY. THIS STATEMENT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION.

Owner's Statement: The representations contained on this form are made by the owner and are not the representations of the owner's agent or subagent. This form and the representations contained in it are provided by the owner exclusively to potential purchasers in a transfer made by the owner, and are not made to purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate. For example, although some questions are limited to the past five years material problems or defects that occurred over five years ago that have not been fully corrected are required to be disclosed.

Instructions to Owner: (1) Answer ALL questions. (2) Identify any material matters in the property that are actually known. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- [X] Public Water Service [] Holding Tank [] Unknown
[] Private Water Service [] Cistern [] Other
[] Private Well [] Spring
[] Shared Well [] Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water?

[] Yes [X] No If "Yes", please describe:

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household)

[X] Yes [] No If owner knows of any leaks, backups or other material problems with the water supply system or quality or quantity of the water since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed:

Owner's Initials JLM/DM Date 2/13/10

Purchaser's Initials Date

Property Address 5788 Bayswater Drive, Mason, OH 45040

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- | | | |
|--------------------------------------------------|----------------------------------------|-----------------------------------------|
| <input checked="" type="checkbox"/> Public Sewer | <input type="checkbox"/> Private Sewer | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Leach Field | <input type="checkbox"/> Aeration Tank | <input type="checkbox"/> Filtration Bed |
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Other _____ | |

If not a public or private sewer, date of last inspection: _____

Do you know of any current leaks, backups or other material problems with the sewer system servicing the property? Yes No
If "Yes", please describe: _____

If owner knows of any leaks, backups or other material problems with the sewer system since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any current leaks or other material problems with the roof or rain gutters? Yes No
If "Yes", please describe: _____

If owner knows of any leaks or other material problems with the roof or rain gutters since owning the property (but not longer than the past 5 years), please describe and indicate any repairs completed: _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector. Have you ever had the property inspected for mold by a qualified inspector? Yes No If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls? Yes No
If "Yes", please describe: _____

If owner knows of any repairs, alterations or modifications to control the cause or effect of any problem identified above, since owning the property (but not longer than the past 5 years), please describe: _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) MECHANICAL SYSTEMS: Do you know of any current problems or defects with the following mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system since owning the property (but not longer than the past 5 years). _____

Owner's Initials JEM / EXM Date 2/13/10

Purchaser's Initials _____ Date _____

Property Address 5788 Bayswater Drive, Mason, OH 45040

G) WOOD BORING INSECTS/TERMITES: Do you know of the presence of any wood boring insects/termites in or on the property or any existing damage to the property caused by wood boring insects/termites? Yes No
If "Yes", please describe: _____

If owner knows of any inspection or treatment for wood boring insects/termites, since owning the property (but not longer than the past 5 years), please describe: _____

II) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

I) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

J) DRAINAGE/EROSION: Do you know of any current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe: _____

If owner knows of any repairs, modifications or alterations to the property or other attempts to control any flooding, drainage, settling, grading or erosion problems since owning the property (but not longer than the past 5 years), please describe: _____

K) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOME OWNERS ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, which could affect the property? Yes No
If "Yes", please describe: _____

Is the property subject to any rules or regulations of, or the payment of any fees or charges to, a Homeowners Association, Condominium Association or any other Community Association? Yes No
If "Yes", please describe: We pay a monthly Home Assn. fee. (137.00 a month)

Owner's Initials JLM/EDM Date 2/13/10

Purchaser's Initials _____/____ Date _____/____

Property Address 5788 Bayswater Drive, Mason, OH 45040

L) BOUNDARY LINES/ENCROACHMENTS/SHARE DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?

- | | Yes | No | | Yes | No |
|---------------------------|--------------------------|-------------------------------------|-----------------------------------------------|--------------------------|-------------------------------------|
| 1) Boundary Agreement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4) Shared Driveway | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2) Boundary Dispute | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5) Party Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3) Recent Boundary Change | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6) Encroachments From or on Adjacent Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the above questions is "Yes", please describe: _____

M) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No
If "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner represents that the statements contained in this form are made in good faith based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Julie S. Mueller DATE: 2/13/10
OWNER: Edward D. Mueller DATE: 2/13/10

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: Julie S. Mueller DATE: 2/13/10
PURCHASER: Edward D. Mueller DATE: 2/13/10