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SoldbyToolGirl.com



HOUSE #1 ~ 6788 STATE ROUTE 22 & 3

2022

- Shingle Roof

2023

- Rubber Roof
- Windows
- Sliding Glass Doors
- Exterior Cedar Siding
- Aluminum Siding on Ends of House
- Garage Door
- New HVAC Units in Family Room & Second Floor Attic
- Electrical Panel
- Appliances (installed 2026)

2024

- Gutters on Pool Room
- Dehumidifier for Basement
- Sump Pump

2025

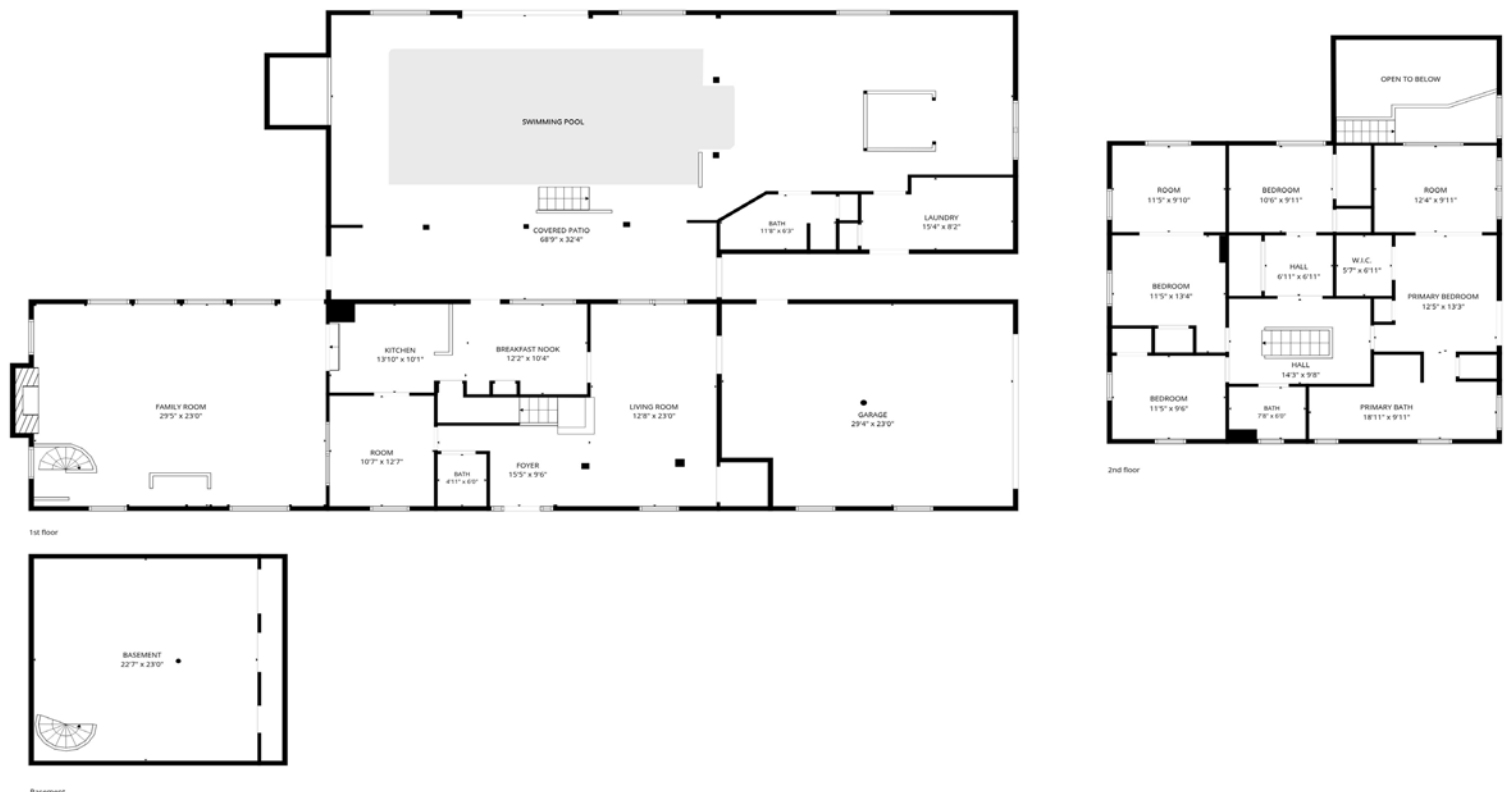
- New Compressor & Blower Motor in Pool Room HVAC
- Water Heater in Pool Room
- Second Floor Hardwood Floors Refinished
- Pool Liner
- Closet Shelving
- Interior Painted Including Garage

2026

- Water Heater (house)
- LVP Flooring
- Pool Pump
- Kitchen Cabinets & Counters
- Bridge & Side Culvert Pipes
- Barn Painted plus 3 New Doors

2022 - 2026

- Interior Painted Including Garage
- 3 of the 4 Bathrooms Remodeled
- Primary Bathroom - New Mirror, Shower Head & Doors, Stained Cabinets





Salem Twp



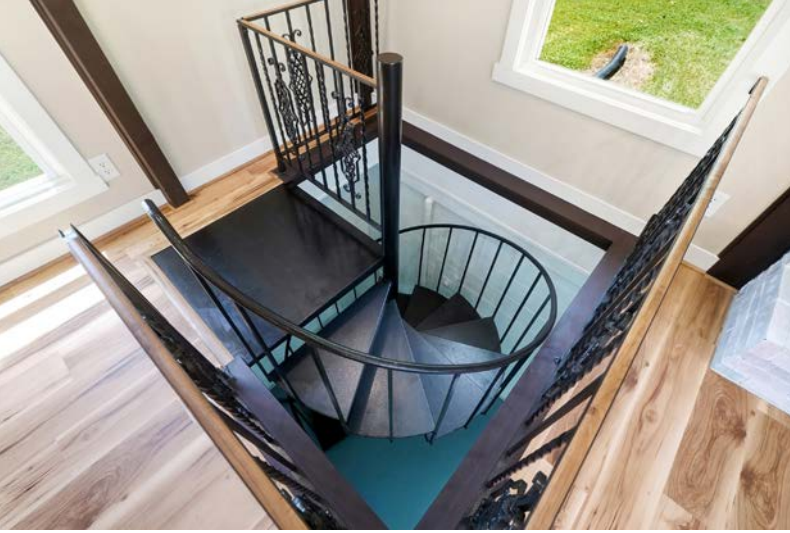














HOUSE #2 ~ 6786 STATE ROUTE 22 & 3

2023

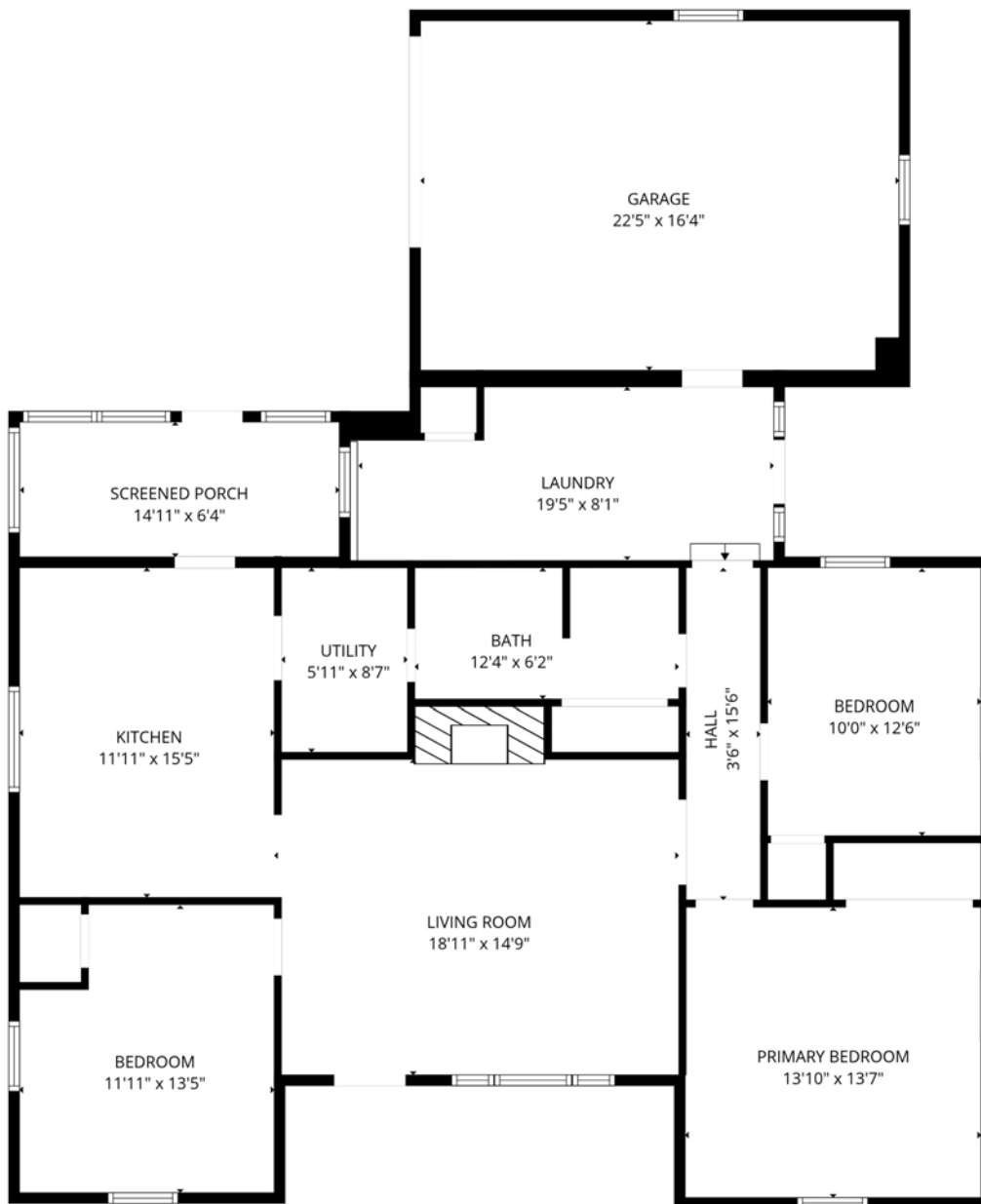
- Roof
- Water Heater

2024

- Painted Interior
- Bathroom Remodel

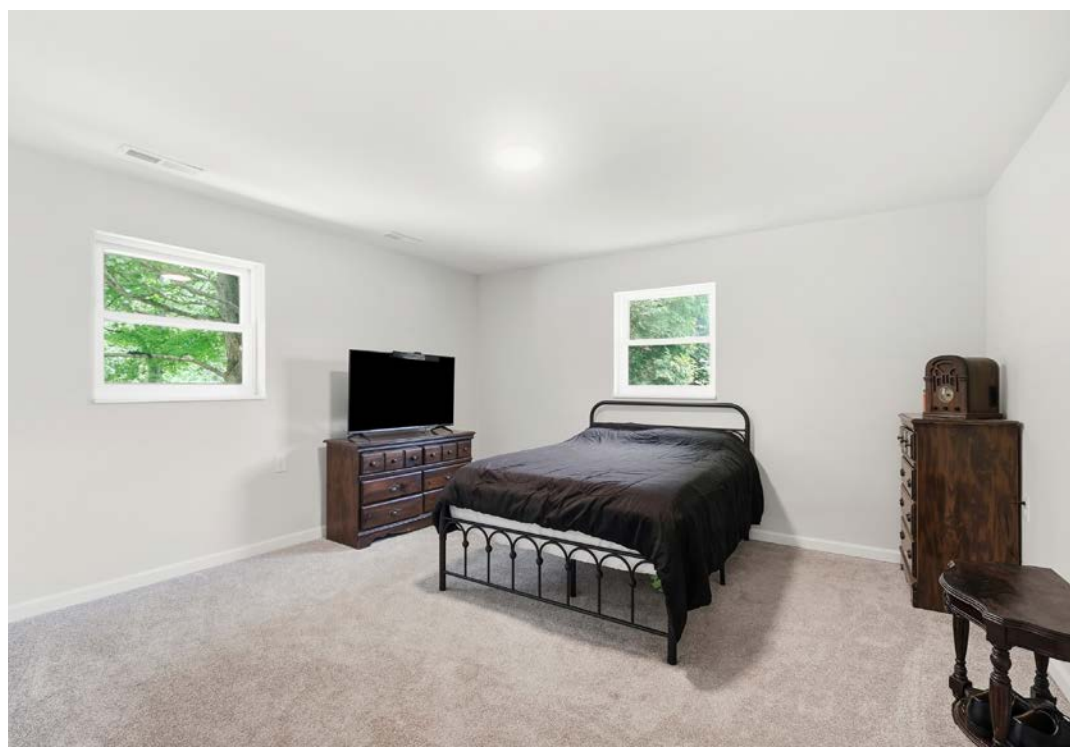
2025

- HVAC
- Kitchen Appliances
- Kitchen Cabinets
- Carpet
- LVP
- Garage Door



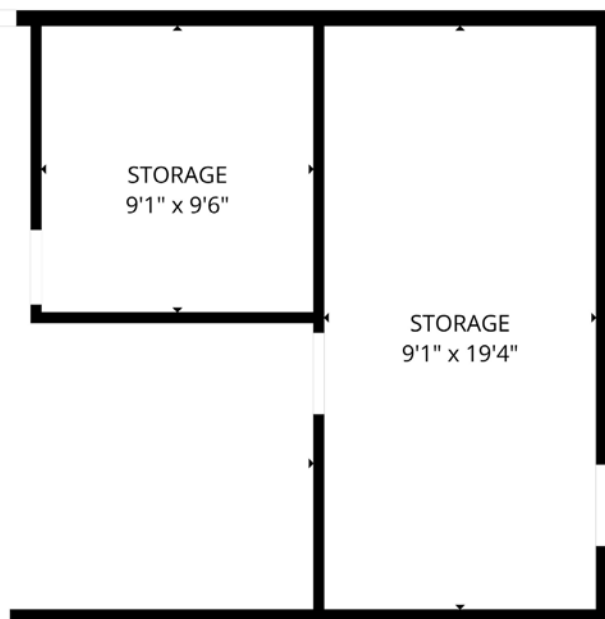
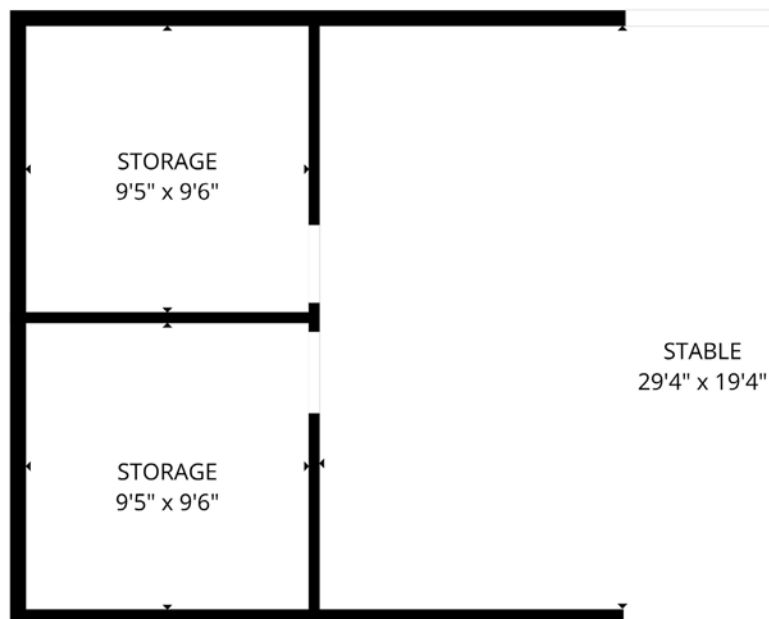








BARN/STABLE ~ 6786 STATE ROUTE 22 & 3







COMMERCIAL SHOP

2023

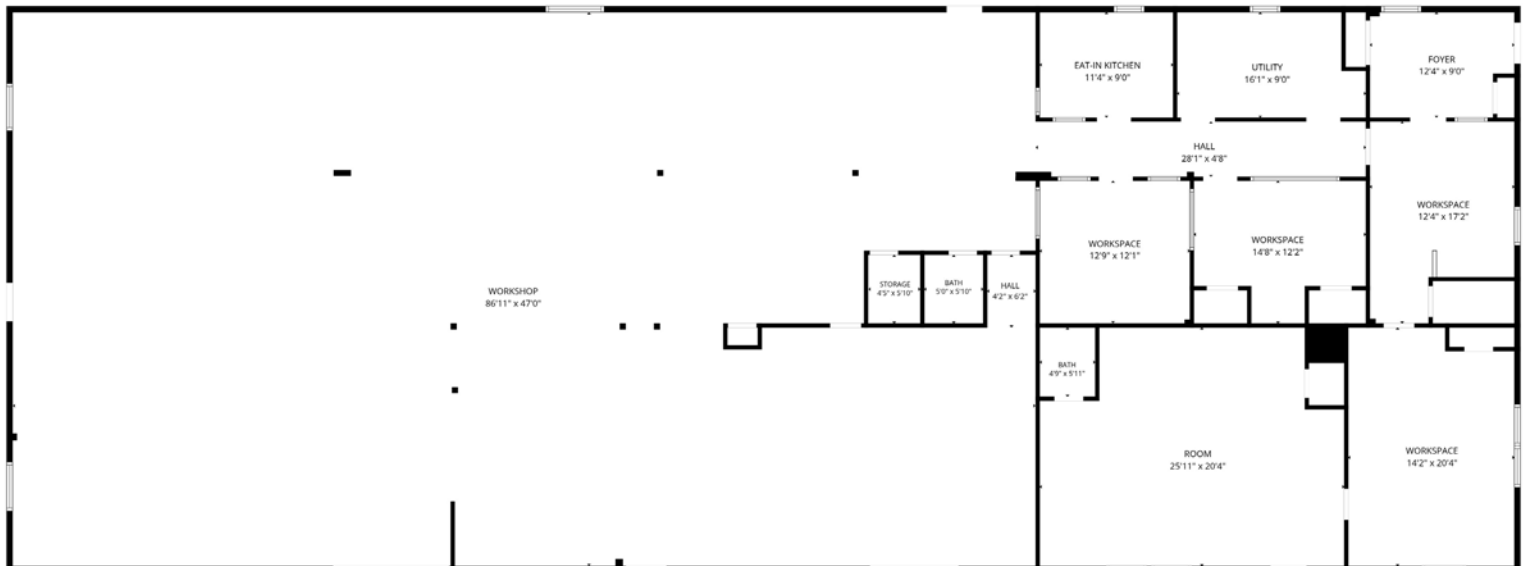
- Shingled Roof

2025

- Vinyl Siding Added, One End of Aluminum Replaced
- 3 New Exterior Doors
- New Baseboard Heaters
- Rubber Roof

Includes:

- 3 Phase Power
- 2 Rollup Doors
- 3 Cranes



ML:1885279 6788 E US Rt 22 & 3, Salem Twp, OH 45152

Warren Cty 

Active 07/10/26

Unit#: Suburb: Salem Twp.
Area: E14SA Tax Dist: Salem TwpPending:
Conting:SO:
Fin:DOM: 3/3
S/L%:

Single Family ROOMS: #11 BEDS: 4 BATHS: 3-1


[VIEW MAP](#) [PICTURES](#) [TOUR](#)

OPEN HOUSE

Date: Time:

Cross Street: Woodward Claypool Directions:
22/3 East about 1.5 miles east of Morrow on the left

Levels:	Two	Basement:	Partial
Construction:	Aluminum Siding, Ceda	Garage:	2 Oversized, Side, Gar
Heating:	Forced Air	Fireplace:	1 Wood
Cooling:	Central Air	Gas:	None
Year Built:	1972	Water:	Public
Lot Dimensions:	irrg	Sewer:	Septic Tank
Acreage:	23.0553	Parking:	Off Street, Driveway
Special Financing:	No	Zoning:	Residential, Non-Conf
HOA Fee:	No	School District:	Little Miami Local S
HOA Amt & Freq:	\$0.00	HOA Includes:	
New Construction:	No	Semi-Ann Taxes:	\$6044
Auction:	No	Census Tract:	323.00
Avail for Lease:	No	Assessment:	0
Access/Disability:	No	Occupancy:	Negotiable
Tax ID:	1431200006	Public Transport:	yes Warren County Tr
Tax ID Other:	1431200008	Foundation:	Poured
Family Room:		Roof:	Shingle, Membrane
Formal Dining:		Windows:	Double Pane, Vinyl
Bedroom Level 1:	No	Energy/Green:	
Bathroom Level 1:	Yes Full, Partial	Mgt Company:	
		Mgt Phone:	

Realist2 Tot Finsh: 5,640 Above Grd: 5,640 Basement: Lot: 790,178.00

	DIM	LEV	FEATURES
Entry:	15 X 10	1	Vinyl Floor
Living/Great:	13 X 23	1	Walkout, Wall-to-Wall Carpet
Dining Room:		1	Chair Rail, Chandelier, Walkout, WW Carpe
Kitchen:	14 X 10	1	Pantry, Counter Bar, Solid Surface Ctr, Eat
Breakfast Rm:	12 X 10	1	
Family Room:			
Study:	11 X 13	1	Wall-to-Wall Carpet
Primary Bed:	12 X 13	2	Bath Adjoins, Walk-in Closet, Walkout, Dre
Bedroom 2:	11 X 10	2	
Flex Rooms:			
Basement:			Part Finished, Concrete Floor
Views:			Lake/Pond, Woods
Miscellaneous:			220 Volt, Ceiling Fan, Recessed Lights, Smoke Alarm

	DIM	LEV	FEATURES
Bedroom 3:	11 X 13	2	
Bedroom 4:	11 X 10	2	
Bedroom 5:			
Bathroom 1:	Full	2	Shower, Tile Floor, Double Vanity, Jetted T
Bathroom 2:	Full	1	
Bathroom 3:	Full	2	
Bathroom 4:	Partial	1	
Laundry:	15 X 8	2	
Rec Room:	30 X 23	1	
Inside Feat:			Beam Ceiling, Crown Molding, Multi Panel Doors, Skyligh
Outside Feat:			Patio, Porch
Appliances:			Dishwasher, Double Oven, Microwave, Oven/Range, Refri

MARKETING REMARKS

Listing Courtesy of: **Comey & Shepherd**

Opportunities like this only come once in a lifetime. One Listing, Two Homes, Horse Barn, Outbuilding to Run Your Business, Two Ponds, and 23 acres of rolling meadows and woods. Home one is 4 bedrooms, 3.5 bathrooms, garage with an indoor pool. Home 2 is a 3 bedroom, 1 full bath, 1 car garage, 30 x 50 horse/animal barn, 6000+ sq ft office/shop combo with 3 phase electric, large dock roll up door, meeting rooms, etc.



Janelle Sprandel
The Right Agent, The Right Tools

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REALTORS®

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