

RE/MAX

CONNECTION REALTORS



3020 Township Road 190
Fredericktown, OH 43019



Front of Main Log Home



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Presented by

*DeLena
Ciarracchio*



Special Features

- Log Exterior
- Gravel, Gated Drive
 - Yard Shed
- 4 Rail Wood & High Tinsel Fencing
 - (2) Pastures ~ 3 Acres Each
- (3) Run-In Sheds/Lean-to's (Outdoor Shelters)
 - Large Enclosed Barn
 - Firepit
 - Fenced Backyard
 - Septic with Leach Field
 - Pond with Beach Area
 - Gazebo
 - (2) Exterior Hydrants
- 3rd Hydrant Runs off Well but is not Functioning
 - Outdoor Shelter Pavilion
 - 6 Panel Doors
 - Porch Light
 - Delco Water
- New Electric Water Heater in Triplex ~ 2025
- New Gas Water Heater in Lodge ~ 2023
- Waste Treatment for Triplex Tied to Home
 - A Frame Home/TriPlex Rental Prices:
 - Unit A: \$1,450/Month or \$179/Night
 - Unit B: \$1,450/Month
 - Unit C: \$1,450/Month
 - Lodge:
 - \$2,250/Month

All information is believed to be accurate but is not warranted.

Additional Details

Sales Price: \$999,999

Year Built: 1996

Main Home Square Footage: 1,462
Triplex Square Footage: 1,421
Lodge Square Footage: 2,535

Total Square Footage: 5,418

Main Log Home Style: Cape Cod

Subdivision: Chester Township

Lot Size: Irregular

Acreage: 9.66

County: Morrow

Tax Parcel & District #1: D10-001-00-122-02
Tax Parcel & District #2: D10-001-00-122-05

Parcel #1 Annual Taxes: \$10,094.34
Parcel #2 Annual Taxes: \$359.28

Total Annual Taxes: \$10,453.62

Residential MLS #: 226011516 / Commercial MLS #: 226011517

Possession: Negotiable

Bedrooms: Eight Bedrooms Total

Baths: Five Full Baths & Three Half Baths Total

Garage/Storage: 2+ Car Detached, 4 Car Tandem

Construction: Log Exterior

Main Log Home

Entry

• INCLUDED IN GREAT ROOM DIMENSIONS

- Hardwood flooring
- Wood planked walls
- Open to Great Room
- Two-story cathedral ceiling



Great Room

• 11'6" x 17'1"

- Hardwood flooring
- Wood planked walls
- Two-story/cathedral ceiling
- Pellet stove
- Lighted ceiling fan
- 2" blinds



Dining Room

• 11' x 8'11"

- Hardwood flooring
- Wood planked walls
- Vaulted ceiling
- Chandelier
- 2" blinds



Kitchen/Dinette

• 11' x 13'2

- Hardwood flooring
- Wood planked walls
- Center island with breakfast bar ledge
- Framed cabinets
- General Electric® microwave
- General Electric® gas range
- General Electric® dishwasher
- Whirlpool® refrigerator
- Wood backsplash
- Double bowl sink with sprayer head
- Disposal
- Cathedral ceiling



Hall

• 3'4 x 12'9

- Hardwood flooring
- Wood planked walls
- Pantry closet
- Atrium door to rear yard



Full Bath/Laundry

• 7'4 x 8'9

• 7'4 x 3'4

- Hardwood flooring
- Wood planked walls
- Jetted® tub with glass enclosure
- Enclosed vanity with double bowl sinktop
- (2) 3 bulb wall lights
- (2) medicine cabinets
- Stack washer/dryer remains
- Linen closet with sliding door
- Electric dryer hookup
- Lighted ceiling exhaust



Primary Bedroom (Rear Left)_____

- 11'2 x 10'11
- Hardwood flooring
- Paneled walls
- Lighted ceiling fan
- Closet with barn door & shelves
- 2" blinds



Upper Level_____

- Wood steps
- Wood planked walls



Half Bath_____

- 7'4 x 5'2
- Wood flooring
- Wood planked walls
- Enclosed vanity with single bowl sinktop
- Wall mounted light
- WALK-IN CLOSET • 5'3 x 6'11



Loft/Bedroom

- 22'6 x 17'4
- Wood flooring
- Wood planked walls
- Cathedral ceiling
- Lighted ceiling fan
- Closet with sliding doors
- 2" blinds



Lower Level

- BASEMENT
- 22' x 33'4
- Full, unfinished
- Concrete block foundation
- Wood steps
- Comfortmaker® propane gas furnace (tank is leased)
- Amish drains to woods
- Portable generator connection (generator does not remain)



A Frame Home/Triplex

• Wood exterior • 6 panel doors • Front porch • Maximum capacity holds 5 people

Front Entry Unit A (Rents for \$1,450/Month or \$179/Night)

Entry

- INCLUDED IN GREAT ROOM DIMENSIONS
- Neutral vinyl flooring
- Ivory painted walls
- Open to Great Room



Great Room

- 9'6 x 14' • Tan carpet • Ivory painted walls • Vaulted ceiling • Chandelier • Coat closet • Gas stove



Bedroom #1

- 6'7 x 11'2
- Tan carpet
- Ivory painted walls
- Vaulted ceiling
- Door to front porch



HALF BATH

- 4'3 x 4'1
- Neutral vinyl flooring
- Ivory painted walls
- Studio lighting strip
- Enclosed vanity with single bowl, cultured marble sinktop
- Lighted ceiling exhaust



Kitchenette

• INCLUDED IN GREAT ROOM DIMENSIONS

- Tan carpet
- Ivory painted walls
- Vaulted ceiling
- Wall cabinets
- Single bowl stainless steel sink
- Small refrigerator
- Microwave
- Toaster oven



Bedroom #2

- 11'9 x 10'6

- Tan carpet
- Ivory painted & log walls
- Vaulted ceiling
- Lighted ceiling fan



• FULL BATH

- 5'9 x 8'11

- Neutral vinyl flooring
- Ivory painted walls
- Enclosed vanity with single bowl, cultured marble sinktop
- Studio lighting strip
- Lighted ceiling exhaust
- Jetted tub
- Wall shelves



Rear Entry Units

Unit B (Rents for \$1,450/Month)

- Covered full front deck with porch light
- Storage shed on front porch

Entry

- 7'2 x 5'2
- Laminate flooring
- Ivory painted walls
- Open to Great Room
- Party wall to Unit B



Great Room/Bedroom

- 9' x 11'5
- 9' x 10'4
- Laminate flooring
- Ivory painted & log walls
- Gas stove
- Cathedral ceiling
- Lighted ceiling fan
- (2) single door closets
- 2" blinds
- Hanging chandelier



Kitchen/Dinette

- 9'1 x 5'8
- Laminate flooring
- Ivory painted walls
- Broan® range hood
- Frigidaire® range
- Whirlpool® refrigerator
- Whirlpool® dishwasher
- Single bowl stainless steel sink with sprayer
- Can lighting
- Oak cabinets



Full Bath

- 8'1 x 5'9
- Laminate flooring
- Ivory painted walls
- Jetted® tub
- Ceiling exhaust
- Enclosed vanity with single bowl, cultured marble sinktop
- Mechanical room access



Unit C (Rents for \$1,450/Month)

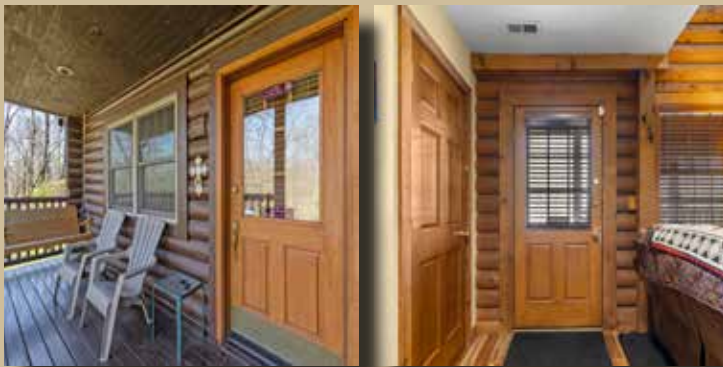
- Covered full front deck with porch light

- Storage shed on front porch

Entry

• INCLUDED IN KITCHENETTE DIMENSIONS

- Laminate flooring
- Ivory painted walls
- Open to Great Room
- Party wall to Unit B



Great Room/Bedroom

- 9'1 x 12'1
- 9'1 x 10'5
- Laminate flooring
- Ivory painted & log walls
- Gas stove
- Cathedral ceiling
- Lighted ceiling fan
- Single door closet
- 2" blinds
- Hanging chandelier



Kitchenette

• 8'6 x 12'1

- Laminate flooring
- Ivory painted walls
- Oak cabinets
- Microwave, refrigerator, toaster oven
- Single bowl, stainless steel sink



Full Bath

- 8'2 x 5'10
- Laminate flooring
- Ivory painted walls
- Whirlpool® tub
- Ceiling exhaust
- Enclosed vanity with single bowl, cultured marble sinktop
- Mechanical room access



Shared Laundry_____

- 4'7 x 7'4
- Laminate flooring
- Ivory painted walls
- Ceiling light
- Washer/dryer remain
- Electric dryer hookup
- Ventilated shelving

Shared Mechanical Closet_____

- WaterFurnace® geothermal furnace (propane fueled)
- (2) New AO Smith® electric water heaters ~ 2025
- Amish drain

Lodge (Rents for \$2,250/Month)_____

• Sleeps up to 12 guests

Entry_____

• INCLUDED IN GREAT ROOM DIMENSIONS

- Concrete flooring
- Paneled walls
- Open to Great Room



Great Room_____

- 19'4 x 12'11
- 21'10 x 20'9
- 12'7 x 20'9
- Concrete flooring
- Paneled walls
- Can lighting
- Floor to ceiling stone fireplace
- Door to 3 Season Room
- Door to Pony Barn



Kitchen

- 11'7 x 12'7
- Concrete flooring
- Tan painted walls
- Can lighting
- (2) Whirlpool® refrigerators
- Maytag® gas stove
- Whirlpool® dishwasher
- General Electric® microwave
- Single bowl sink with sprayer
- Ceramic tile backsplash
- Island
- Pantry cabinet



3 Season Room

- 11'2 x 21'9
- Concrete flooring
- Wood walls
- Vaulted ceiling
- Hot tub (selling as-is)
- Lighted ceiling fan
- (2) exterior doors
- Access to Full & Half Bath



Full Bath/Laundry

- 11'2 x 11'7
- 2'7 x 2'6
- Laminate flooring
- Ivory painted walls
- Tub/shower combination
- Washer/dryer remain
- Electric dryer hookup
- Ceiling light
- Enclosed vanity with single bowl, cultured marble sinktop
- Closet houses new gas water heater ~ 2023
- Ceiling light



Half Bath

- 5'3 x 5'8
- Laminate flooring
- Ivory painted walls
- Pedestal sink
- Lighted ceiling exhaust
- Mirrored medicine cabinet



Bedroom

- 11'9 x 10'9
- Neutral vinyl flooring
- Brown painted walls
- Ceiling fan
- Wall heater
- (2) ceiling lights
- Single door closet



Upper Level

Loft

- 18'1 x 11'3
- Luxury vinyl plank flooring
- Paneled walls
- (2) lighted ceiling fans



Bedroom

- 21'7 x 22'
- Sleeps 4+ people
- (4) lighted ceiling fans
- Luxury vinyl plank flooring
- Wood walls
- French doors to loft



Exterior Features

Pony Barn

- Aluminum exterior
- Accessed off lodge
- Mat floors
- (3) 12 x 12 stalls
- 1 stall inside extension
- (3) sets of exterior gates
- Feed closet
- Hay loft holds ~75 bales



Pony Barn Stalls



Garage

- 21'9 x 30'11
- 2+ car detached, 4 car tandem
- Concrete flooring
- Log exterior
- Loft area for storage
- Chamberlain® electric door opener
- Service door
- Electric tied to house
- Lean-to off side of garage



Exterior Features

Small Cattle Barn

- With lean-to and gate



Chicken Barn/Shed

- Board flooring • Wood exterior • Loft area • Wall shelves • Access from front & rear



Outdoor Shelter/Pavilion



Stocked ~3/4 Pond with Beach Area & Gazebo

(2) Pastures ~3 Acres Each



(3) Run-In Sheds/Lean-to's (Outdoor Shelters)

Front Sign

Exterior Features



Main Log Home Exterior



Triplex Exterior



Lodge Exterior



Fenced Backyard (Main Log Home)



Creek



Outdoor Shelter/Pavilion



Aerial View of Property

Main Log Home Floorplan



Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



Lodge & Triplex Floorplan



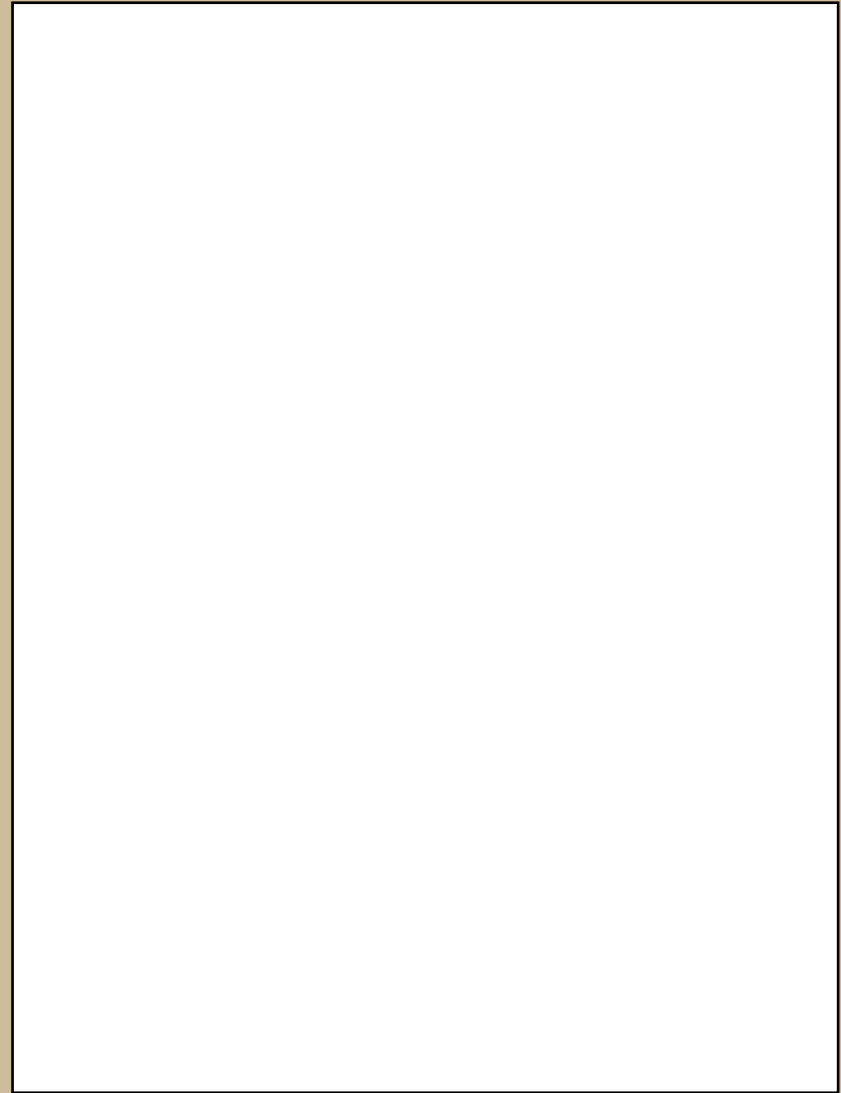
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Aerial View



Notes



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