

# **APPLEWOOD LOG HOME SALES, INC.**

**530 UPPER LEWISBURG SALEM RD, BROOKVILLE, OH 45309**

## **PROPERTY FACTS:**

<b>Year Built:</b>	2002	<b>Building Class:</b>	C
<b>Lot Size:</b>	7.68 Acres	<b>Tenancy:</b>	Multiple
<b>Zoning:</b>	Highway Commercial	<b>Building FAR:</b>	0.07
<b>Property Type:</b>	Retail	<b>Frontage:</b>	222' on Upper Lewisburg Salem Rd
<b>Property Subtype:</b>	Storefront	<b>Parcel Number:</b>	C05-00415-0057
	Retail/Office	<b>Amenities:</b>	Freeway Visibility
	Industrial		Property is seen from Hwy 70
	Telecom		Approx. 45,000 cars pass by daily
	Hotel		Ease of access to and from the hwy
	Data		
	Hosting		
	Showroom		

## **DESCRIPTION:**

This property's location doesn't get much better than this, with 7.9 acres of prime real estate right off Interstate 70. The improvements include five beautifully crafted log homes (23,000 livable square feet) and an amazing corral-style barn, that currently serve as models. Property has a beautiful creek that flows through it. The property includes a park-like setting, a looping driveway throughout and with a beautiful gazebo at the property's entrance, allowing for a potential ceremony site, or picnic area.

Fast food chains such as Taco Bell, McDonald's, and Wendy's have already done the homework regarding the interstate traffic and are established adjacent to the property. It is currently zoned with (HS) Highway Services. This zoning classification allows for present use of log home sales; however, the site cannot be used for residential purposes. The houses can be lived in by workers for any business on the property.

Per the appraiser the "highest and best use" for the property would be a bed and breakfast establishment. Here is a list of suggested uses for a buyer (not limited to); log home sales, bed and breakfast, building additional hotel, real estate brokerage firm, title company, restaurant, office rental, rehab center, church, commune, retail shops, coffee shop, bakery, summer camp and the ability to build additional improvements that would cater I-70 traffic. Located off Interstate 70 at Exit 21 in Brookville, Ohio. 4 exits west of I-75 21 miles east of the Indiana/Ohio state line.

## **STRUCTURES:**

### **1. BIG HOUSE**

- 10,000 square feet
- Geothermal HVAC
- Propane
- AES – electric utility
- Spectrum – Fiber Optic – Phone/Internet/TV
- Finished Basement
- Extraordinary kitchen layout
- Spacious Laundry Room / Butler Pantry
- Timber frame
- T&G wall and ceiling coverings
- Showroom – lower level
- Custom craftsmanship and woodworking throughout
- Floating spiral staircase
- Interior solid log walls
- Loft
- Magnificent master bedroom and bathroom















## 2. HOUSE #1 / SMALL CABIN W/ LOFT

- 1034 square feet
- Central Heating & Air
- Mudroom with W/D hook ups
- Parking Available
- 1 bedroom / 1 bathroom
- Loft open to Great Room below
- T&G wall and ceiling coverings
- ½ log loft stairs with log railings and spindles
- Exposed timbers
- Propane
- AES – electric utility
- Spectrum – Fiber Optic – Phone/Internet/TV





### 3. HOUSE #2 / LEXINGTON MODEL

- 2200 square feet
- 4 bedrooms / 3 bathrooms
- Central Heating & Air
- Finished basement
- W/D hookups in laundry room in basement
- Parking available
- Kitchen and Master Bedroom on main level
- Bedrooms downstairs on the basement level
- Loft open to Great Room below
- Great Room has stunning windows
- Wrap-around deck
- Propane Fireplace in Great Room
- Propane
- AES – electric utility
- Spectrum – Fiber Optic – Phone/Internet/TV







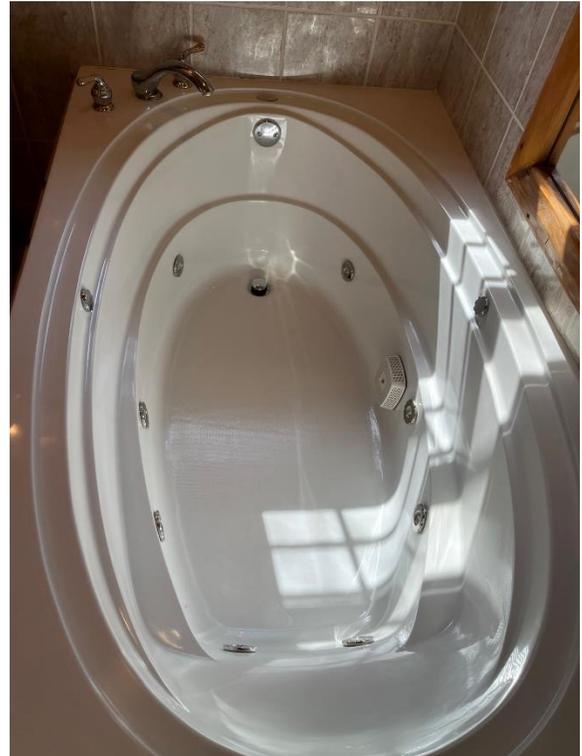
## 4. HOUSE #3 / NORTH CAROLINA MODEL

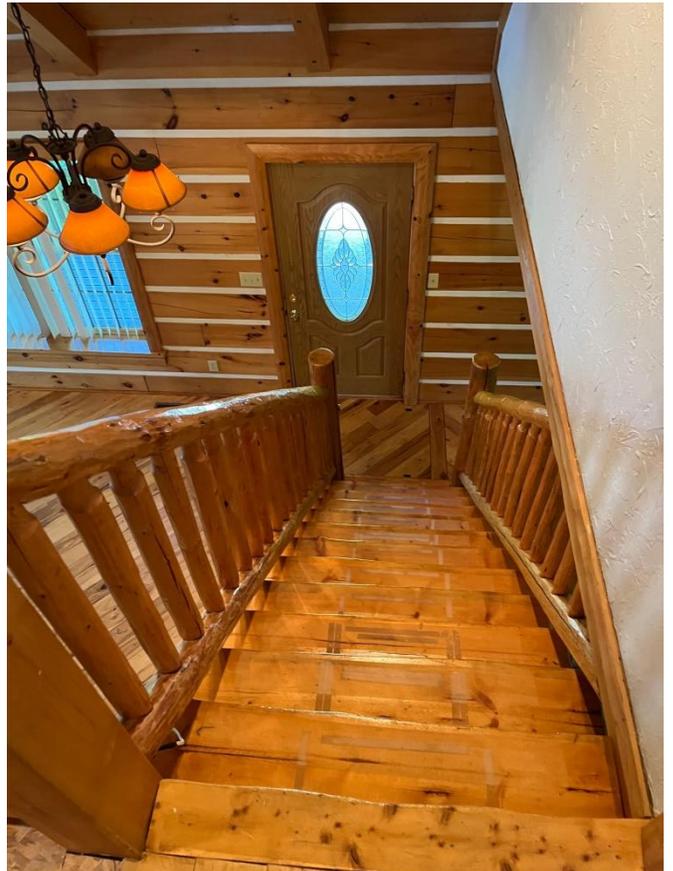
- 3,300 square feet
- 2 bedrooms / 2.5 bathrooms
- Mudroom with W/D hook ups
- Finished basement w/ garage
- Central Heating & Air
- 1-car Garage Parking / Parking Available
- Propane Fireplace in Great Room
- Propane
- AES – electric utility
- Spectrum – Fiber Optic – Phone/Internet/TV
- Wrap-around deck
- Stunning dormers, w/ catwalk to one of the dormers

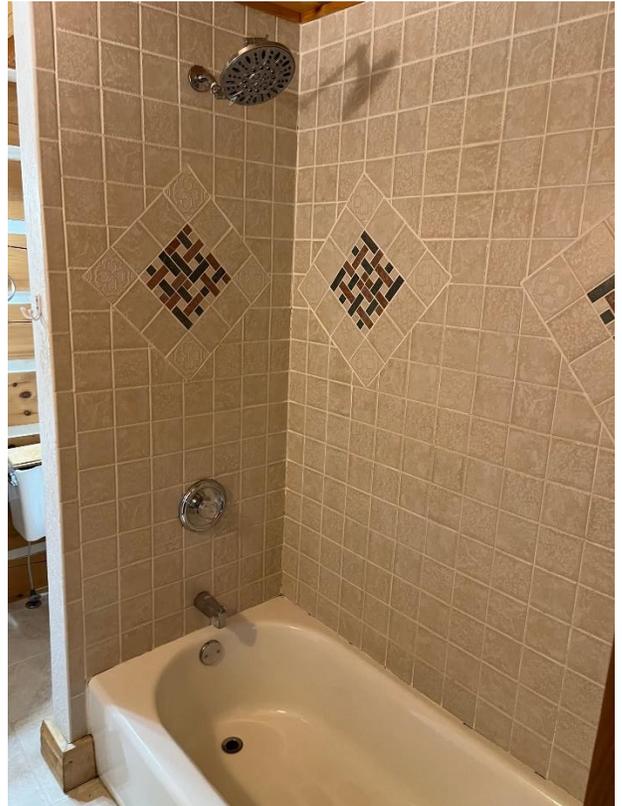










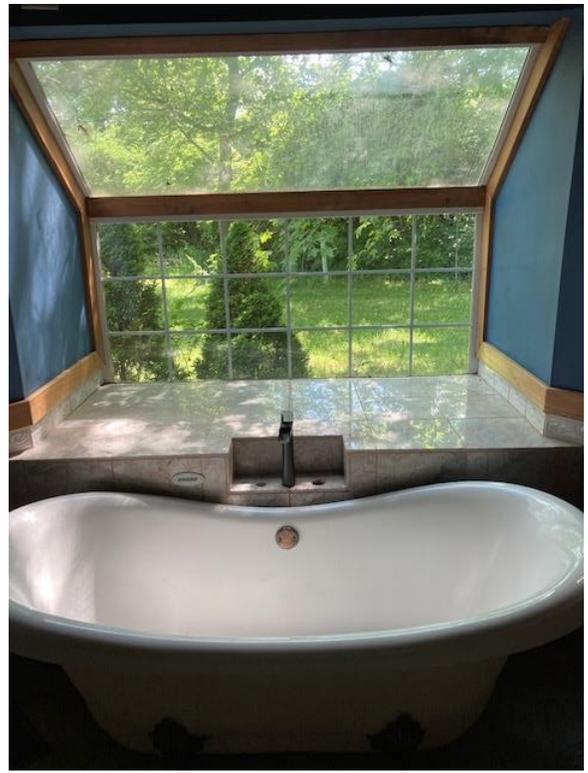


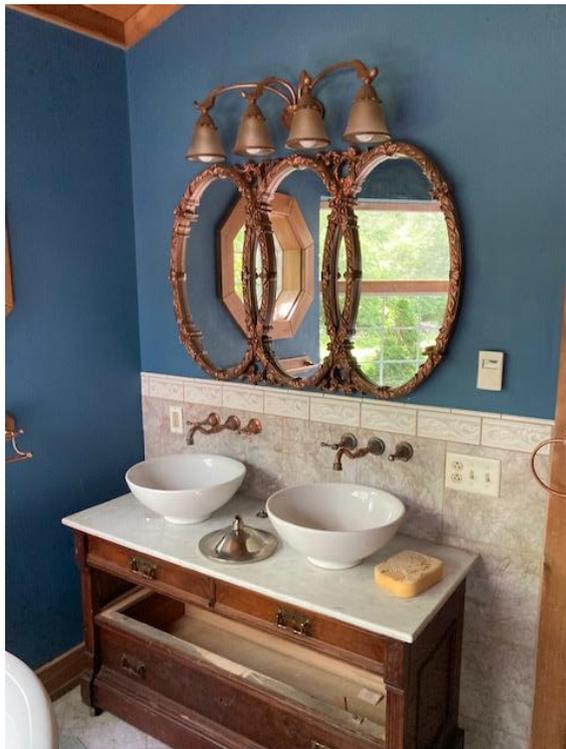
## 5. HOUSE #4 / WATERWHEEL MODEL

- 1,550 square feet
- Custom log home with stunning features
- Amazing custom craftsmanship throughout home
- Central Heating & Air
- Parking Available
- 1 bedroom / 1.5 bathrooms
- Large walk-in master bedroom closet
- Catwalk up to copula
- In unit W/D hook ups
- AES – electric utility
- Spectrum – Fiber Optic – Phone/Internet/TV









## 6. BARN

- 5,376 square feet
- Two overhead garage doors
- Two rolling barn doors
- Loft above one of the garage bays



## 7. GAZEBO



