

Private Country Retreat

5488 Elson St SE Magnolia, Ohio 44643

Property Highlights:

- **Brick and Stone Construction 2007**
- **4313 sqft plus additional 1663 sqft in lower walkout level**
- **46.36 Acres, 5 acres lavender fields, 25 acres hunting or hiking, 12 acres hay fields**
- **Stocked 1 Acre Pond**
- **Gourmet Kitchen with Viking Appliances**
- **6 bedrooms and 4.5 baths**
- **Asking \$1,499,000 Quality Throughout**
- **Ideal for Private Family or Corporate Retreat**



Property Description:

Your very own country escape on 46.36 acres with stocked lake and plenty of room to hike, yet you can be shopping or eating at Belden Village in 20 minutes. Beautiful brick and stone 2-story with 4313 sqft on 2 floors and an additional finished walkout lower level with 1663 sqft. 6 bedrooms, 4.5 baths. 1st floor master suite and balcony overlook the grounds. Dream kitchen and family room are great for entertaining. 1st floor office. Lower level has a recreation room, bedroom, wine cellar. So much to see...schedule an appointment!



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Additional Photos







Foyer	20x20
Living Room	18x20
Dining Room	15x15
Kitchen	18x20
Office	12x15
Hearth Room	15x15
Family Room	20x20
Laundry Room	10x15
Master Bedroom	18x20
Bedroom 2	12x15
Bedroom 3	12x14
Bedroom 4	15x15
Bedroom 5	15x40
Bedroom 6	15x18
Wine Cellar	12x15
Mud Room	5x15
Rec Room	15x15
4.5 baths	

Year Built	2007
Square Feet	4312 +1663 LL
Lot Size	46.36 Acres
Parcel #	06102737
Cooling	Central Air
Water & Sewer	Well and Septic
Electric	AEP

Detailed to Perfection....

1. New Stainmaster carpet in 2020
2. New Waterproof Luxury Congoleum in basement
3. 2 New Carrier furnaces in 2020
4. 2 New 2-ton air conditioner units
5. 2 Halo air filtration systems on furnaces
6. Replaced Aeration Motor in 2020
7. 2000-foot road repaved in 2022
8. Replaced water softener
9. Replaced pool filtration system 2022
10. Silk carpet installed in Master bedroom in 2020
11. Sauna installed in 2020
12. Fire pit installed in back yard 2022
13. Fire pit in secluded wooded area by pond 2022
14. 1 acre Pond stocked with large-mouth bass, sturgeon, and small fish in 2012, 2018 & 2021
15. New Viking stove and dishwasher in 2022
16. New Samsung Professional Series Refrigerator in 2019
17. 2000 lavender plants for small business
18. Reverse Osmosis installed 2021
19. Anderson windows and doors throughout home
20. Ceilings painted in 2021
21. Kitchen, great-room and hallways painted in 2021
22. Master bedroom and bathroom painted in 2022
23. 25 acres of wooded area for hunting
24. 12 acres of hay fields
25. 5 acres lavender fields
26. 2019 6 person Sauna installed in basement
27. Generac Generator installed 2017
28. ATT or Verizon wi-fi service
29. Dish, Direct TV or Spectrum television service

Recent Updates to this property include:

2023 2 New Carrier Air conditioner units

2022 Viking Stove and Dishwasher

2024 Basement Flooring with Premium Wood Congoleum

2024 Wood Floors resurfaced and restained

2024 80 Gallon Hot Water Heater

2023 Water Softener Replacement

2022 Whole house reverse osmosis system

2021 Aeration system motors replaced

2024 New Jacuzzi from Litehouse pools

2024 New Motor and Pool Pump

2024 New Kitchen Lights, Fans and Island Chairs

2022 Entire Road Replaced and Paved

2023 Basement Bathroom Remodeled with Pottery Barn Furnishings (Vanity, Mirror & Lights)

Water Well 270 feet with clear, odorless water

Top of the line Sewer system