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Presented by

*DeLena
Giannacco*



Special Features

- Aluminum Exterior
 - Gated Entry
 - Asphalt Drive
 - 10-11 Pastures
 - 15,000 Feet of Fencing
 - New Rosati® Windows ~ 2008
 - New 30-year Shingle Roof ~ 2006
 - New Bryant® Furnace ~ 2023
 - (2) New Water Heaters ~ 2019 (1 in House & 1 in Barn)
 - New Roof on Indoor Arena & Horse Barn ~ 2008
 - Indoor Arena & Sheds Painted ~ 2024
 - Main Bank Barn Painted ~ 2018
 - Fences Painted ~ 2016
 - (3) HVAC Units
 - New HVAC Unit for House ~ 7/2024
 - New Awning ~ 2015
 - New Carpet in Upper Level ~ 2019
 - 20' x 40' Inground Pool
 - 4+ Car Detached Garage
 - (4) Barns
 - 14-18 Stalls (Room for Many More!)
 - Bank Barn Painted ~ 2018
 - Partial New Roof on Bank Barn ~ 2018
 - Silo
 - (5) Exterior Hydrants (Frost Free)
 - (2) Electric Fences
 - (4) Run-In Sheds
 - (3) Wells - House, Barn & Pond
 - Semi Ramp with 30 Amp Hookup Outlet for Camper/RV
 - Pump House for Barn
 - 2 Electric Services
 - New Roof on Small Barn ~ 2020
 - New Gutter Guards on (3) Barns ~ 2019
 - ~ 1 Acre, Stocked Pond
 - (3) Fireplaces
 - Mahoning® Wood or Coal Burning Outdoor Stove (Supplementary/Connected)
 - New Generator ~ 2020
 - All Pastures are Suitable for Bailing (Kentucky Blue Grass)
 - Exercise/Riding Path Mowed Around Perimeter
 - ~ 32 Acres, Fenced, Currently Being Farmed at 150/Acre
 - New Well Pump for Farm Well ~2023
- UTILITIES**
- | | | |
|-----------|-------------|-------------|
| Electric: | AEP - House | \$325/Month |
| | Barn | \$100/Month |
| Propane: | Gas | \$280/Month |
| Trash: | | \$21/Month |
| Internet: | | Dish |
| Water: | | Well |
| Sewer: | | Septic |

Utilities are based on current seller usage and will be subject to change.
All information is believed to be accurate but is not warranted.

Additional Details

- Sales Price: \$2,249,900
Year Built: 1846
Main Level Square Footage: 3,144
Upper Level Square Footage: 1,149
-
- Total Square Footage: 4,293
Home Style: Cape Cod
Subdivision: Hartford Township
Lot Size: Irregular
Acreage: 72.95
County: Licking
Tax Parcel & District: 027-083196-00.000
Annual Taxes: \$12,614.70
(CAUV Tax Reduction Applies)
- MLS #: 225021493 - RESIDENTIAL
225021491 - LAND/FARM
- Possession: Negotiable
Bedrooms: One Main Level & Three Upper Level
Baths: One Full & One Half Main Level
One Full Upper Level
Garage/Storage: 4 Car Detached Garage, Four Barns, Hay Barn & Garage/Sawdust Storage
Construction: Aluminum Exterior

Entry/Sitting Area

- DIMENSIONS INCLUDED IN SITTING AREA
- Brick flooring
- White painted walls with border
- Open to Sitting Area



SITTING AREA

- 19'2 x 22'6
- Brick flooring
- White painted walls with border
- Ceiling fan
- (4) ceiling lights
- Shades remain



Kitchen

- 15'1 x 19'7
- Hardwood flooring
- White painted walls
- Can lighting
- Oak cabinets
- Kitchen Aid® electric range
- Kenmore® microwave
- Kitchen Aid® dishwasher
- Kitchen Aid® refrigerator
- Double bowl, stainless steel sink
- Pull-out pantry



Den Area

- 8'3 x 14'9
- Hardwood flooring
- Papered & white painted walls
- Ceiling light



Dinette

- Hardwood flooring
- White painted walls
- Kitchen Aid® stove
- Can lighting
- Oak cabinets
- Coffee/wet bar
- Planning desk



Den #2

- 9'8 x 7'11
- Hardwood flooring
- Papered walls
- Wall cabinets
- French doors
- Bench with storage
- Counter & drawers



Hall to Primary Suite

- 9'8 x 3'9
- Hardwood flooring
- White painted walls



Primary Suite

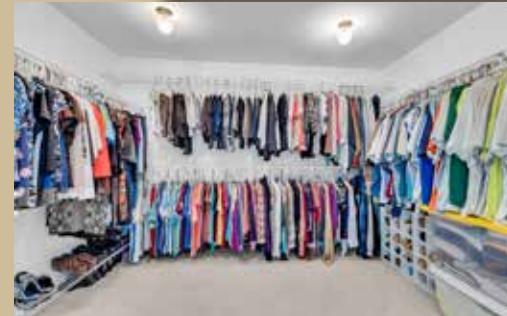
BEDROOM

- 16'8 x 16'11
- Berber carpet
- Papered walls
- Brick fireplace with mantle & raised hearth
- Storage cabinet
- Door to front porch
- Hall linen closet
- Drapes remain
- Full Bath access



WALK-IN CLOSET

- 9'0 x 11'1
- Berber carpet
- White painted walls
- Ceiling lights
- Ventilated shelving
- Hall linen closet with French louvered doors



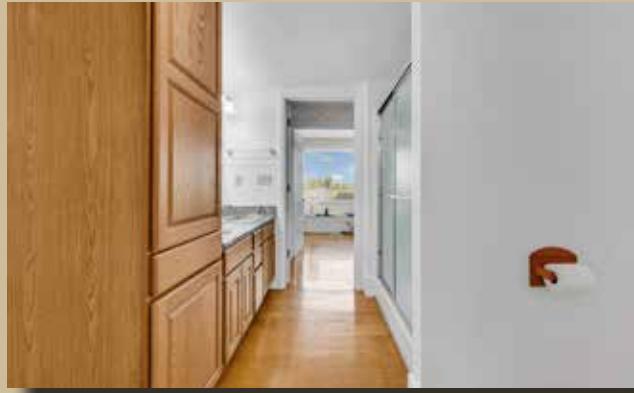
EXERCISE AREA/ SITTING ROOM

- 7'3 x 12'10
- Berber carpet
- White painted walls
- Lighted wall sconce
- WALK-IN CEDAR CLOSET
- 5'0 x 4'10



Full Bath

- 8'8 x 10'7
- Hardwood flooring
- White painted walls
- Linen cabinet
- Enclosed vanity with new, double bowl granite, sinktop ~ 2018
- New (2) 2 bulb wall lights
- Shower stall with glass doors
- Lighted ceiling exhaust



Great Room

- 22'8 x 30'4
- Sunken
- Hardwood flooring
- Papered walls
- Cathedral ceiling
- Brick fireplace
- Lighted ceiling fan
- Wood planked ceiling
- Decorative ceiling beams
- Shades remain



Great Room Addition (1995)

- 24'7 x 11'2
- Sunken
- Light sand carpet
- Wood paneled walls
- Vaulted ceiling
- Lighted ceiling fan
- Decorative ceiling beams
- Atrium door to patio



Laundry Room

- 5'3 x 10'3
- Neutral vinyl flooring
- White painted walls
- Built-in ironing board
- Utility sink
- Electric dryer hookup
- Ceiling light
- Linen closet



Dining Room

- DIMENSIONS INCLUDED IN GREAT ROOM
- Hardwood flooring
- Papered walls
- Cathedral ceiling
- Can lighting
- Door to deck



Bonus Room/Possible Bedroom

- 26'4 x 14'0
- Light sand carpet
- Paneled & wood planked walls
- Cathedral ceiling
- Decorative ceiling beams
- Shades remain



Upper Level

- 6'4 x 6'2
- New light sand carpet ~ 2019
- Papered walls
- Exposed beams
- Wall light
- Attic access



Bedroom #2 (Front Left)

- 11'4 x 15'8
 - New light sand carpet ~ 2019
 - Papered walls
 - Step-in closet
 - Door to attic access
- WALK-IN CLOSET
• 2'11 x 7'6
- ATTIC AREA
• 7'3 x 34'1



HALF BATH

- 5'0 x 8'9
- Light sand carpet
- Paneled walls
- Vaulted ceiling
- Enclosed vanity with single bowl sinktop
- Lighted closet
- Mirrored medicine cabinet
- Studio lighting strip



Bedroom #3 (Rear Left)

- 11'4 x 17'6
- New light sand carpet ~ 2019
- Papered walls
- Step-in closet
- Woodburning, brick fireplace with mantle
- Door to Bedroom #2



Bedroom #4

SITTING AREA

- 8'1 x 6'2
- New light sand carpet ~ 2019
- Papered walls
- Ceiling light
- Step-in lighted closet



BATH

- 8'1 x 7'11
- Neutral vinyl flooring
- Hand painted walls
- Tub/shower combination
- Enclosed vanity with single bowl, cultured marble sinktop
- Studio lighting strip
- Window
- New shower surround
- Linen cabinet



BEDROOM

- 12'11 x 15'10
- New light sand carpet ~ 2019
- White painted walls
- Angled ceiling
- Lighted closet with double sliding doors
- Window A/C unit
- HVAC (not ducted)



Lower Level

BASEMENT

- Partial
- Walks out to patio
- Intertherm® propane furnace (propane tank owned)
- (2) storage closets
- Electric dryer hookup
- Insulated walls
- 3 HVAC systems



Exterior Features

Pool

- 20' x 40'
- 4ft - 9ft pool depth
- Diving board
- Concrete pool
- Concrete patio around pool
- Solar cover
- Winter cover
- Not heated



Exterior Home Features

CRAWL AREA #1

- Stone foundation
- Exterior entry
- New Bryant® propane furnace ~ 2024
- Bradford White® electric water heater ~ 2019
- New CSI water softener is owned ~ 2023
- New Well-Rite® pressure tank ~ 2019
- Water filtration system (reverse osmosis)
- Electrical panel
- Sump pit

CRAWL AREA #2 (UNDER DECK)

- Exterior entry located under deck
- New Bryant® propane furnace ~ 2023
- Sump pump
- Crawl access
- Separate electric panel



Garage

- 23'9 x 40'6
- 4 car detached
- Aluminum exterior
- Concrete floor
- Ceiling lights
- New Genie® electric door opener ~ 2019
- Linear® electric door opener
- Concrete floor drains



Sawdust Storage (Horse Barn #1)

- Concrete floor
- Wood walls
- 12 x 14 door
- Door to Barn/Shop
- Storage
- Stadium lighting



Barn/Shop (Horse Barn #1)

- Concrete floor with drains
- Partial board walls
- (2) service doors
- 16 ft ceiling
- Ultra® propane heater
- Insulated
- 12 x 14 door
- New roof
- (2) new cupolas
- (2) 300 gallon fuel tanks
- Generator for house
- Door to Garage/ Sawdust Storage
- RV parking
- Heated



Horse Barn #1

- Mat flooring in stalls & aisles
- 5-7 stalls
- Wash stall
- FRP wash stall
- Hot & cold water
- Walks out to covered patio



- WASH STALL
- Mat flooring
- Hot & cold water



TACK ROOM #1

- Concrete floor
- Wood paneled walls
- Ceiling light
- Door to Shop



FEED ROOM

- Concrete floor
- Wood paneled walls
- Ceiling lights



TACK ROOM #2

- Concrete floor
- Paneled walls
- Electric water heater
- Ceiling light



Outdoor Arena

- 150' x 80'
- Drain tile



Pond

- ~ 1 Acre
- Stocked with catfish, bass, bluegill & white amur
- Well (waters arena)



Barn #2

- 150' x 80'
- Mat flooring in aisle
- Concrete floor
- Painted ~ 2024
- Cold water
- Water hydrant
- (3-5) stalls
- (3) dutch doors
- Wash stall
- Overhang



Indoor Arena

- 80' x 180'
- Front porch/deck: wood exterior
- Main Arena: metal exterior
- Front porch painted ~ 2024
- Pea gravel
- Stadium lighting
- Front & rear doors
- 16 ft door
- Seat box



Barn #3

- Concrete aisles
- Ceiling lights
- (6) stalls with dirt floors
- Water hydrant



Barn #4

- Concrete flooring
- Partial block walls
- Exterior door
- Hay loft
- Ceiling lights
- Man door to Barn #3
- Exterior access to storage above barn/dog kennels
- Above milk house



Dog Kennel

- Concrete block walls
- (3) dog kennels
- Indoor/outdoor runs
- Heated "milk house"
- Hay storage on top of milk house



Feed Bin



Hay Barn

- Wood flooring
- Hand hewn beams
- Hay loft
- Door to pasture
- Located over Barn #3 & #4



Silo



Rear Exterior of Home



Exterior Features



Home Exterior



Exterior of Barns & Indoor Arena

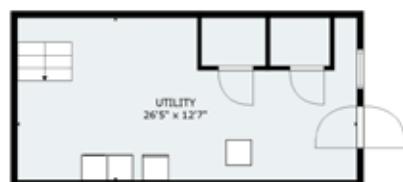


Pastures

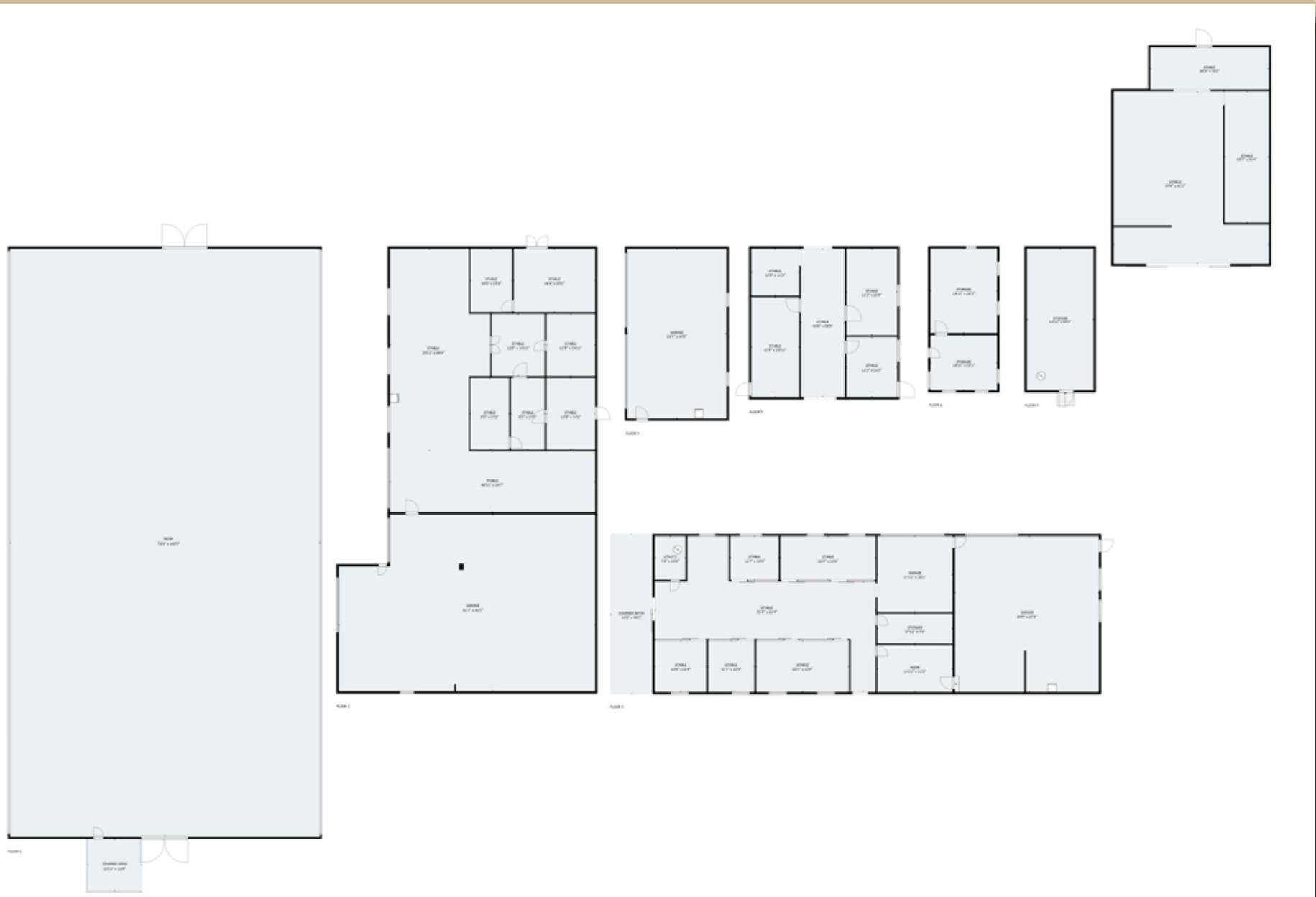
Aerial Views



Home Floorplan



Barns 1-4 & Indoor Arena Floorplans



Aerial View



Notes:

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