

**RE/MAX**

CONNECTION REALTORS



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Presented by

*DeLena  
Ciamacco*



## 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

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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



## Den Area

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



## 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



## 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

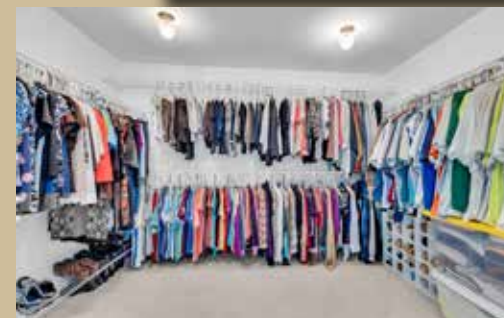
- Berber carpet
- Papered walls
- Brick fireplace with mantle & raised hearth
- Storage cabinet
- Door to front porch
- Hall linen closet
- Drapes remain
- Full Bath access



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



## 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



## 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



## 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



## 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



## 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





## 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



### 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)



### 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



## Lower Level

### BASEMENT

- 26'5 x 12'7
- Partial
- Walks out to patio
- Intertherm® propane furnace (propane tank owned)
- (2) storage closets
- Electric dryer hookup
- Insulated walls
- 3 HVAC systems



## 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

## Exterior Features

### Pool

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





## 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



## 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



## Sawdust Storage (Horse Barn #1)

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



# 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





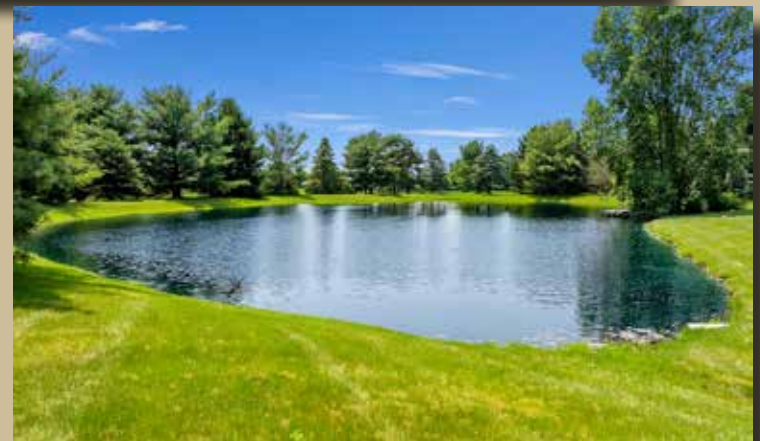
## Outdoor Arena

- 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





Architectural floor plan of a building with five floors. The plan shows various rooms, corridors, and service areas. Rooms are labeled with names and dimensions. The building has a complex layout with multiple wings and a central corridor system. The floors are labeled FLOOR 1 through FLOOR 5. The plan includes a large main hall on Floor 1, a kitchen and dining area on Floor 2, and several smaller rooms and corridors on Floors 3, 4, and 5. The building is surrounded by a parking lot and a road.

**FLOOR 1:** A large main hall (100' x 100') with a central corridor. A small room (10' x 10') is located at the bottom left.

**FLOOR 2:** A kitchen (10' x 10'), a dining area (10' x 10'), and a large hall (100' x 100').

**FLOOR 3:** A large hall (100' x 100') with a central corridor. A small room (10' x 10') is located at the bottom left.

**FLOOR 4:** A large hall (100' x 100') with a central corridor. A small room (10' x 10') is located at the bottom left.

**FLOOR 5:** A large hall (100' x 100') with a central corridor. A small room (10' x 10') is located at the bottom left.



## Aerial View



### Notes:

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