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Presented by

DeLena
Ciamacco



Special Features

HOME

- Hardiplank Exterior
- Extended, Asphalt Drive
 - Coach Lights
- Keyless Garage Entry
- Exterior Painted ~ 2025
 - Fenced Garden
 - White, 6 Panel Doors
- New Central Vacuum ~ 2023
- New Dishwasher in Kitchen ~ 2023
 - Steam Sauna in Primary Bath
- New Steam Shower Controller ~ 2023
 - New Heat Pump ~ 2020/2022
 - Laundry Chute
 - (2) HVAC Units
 - Continuous Pressure Well Pump
- Home was Remodeled & Expanded in 2005/2006
- Indoor/Outdoor Dog Runs with Gravel & Two Grass Yard Areas

COMMERCIAL MEDICAL CLINIC

- Gravel Drive
- 3 Phase Electric
- Front Covered Porch
 - Window Shutters
- Rolling Land with Woods
 - (10) 1 Acre Paddocks
- 3 Larger Paddocks with Run-in Sheds
 - Well & Septic
 - Nelson® Waterers

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

Additional Details

Sales Price: \$2,199,900

HOME SQUARE FOOTAGE

Main Level Square Footage (Per Architect): 2,171
Upper Level Square Footage (Per Architect): 1,986
Dog Kennel (Per Architect): 225

Total Square Footage: 4,382

BARN SQUARE FOOTAGE/DIMENSIONS

Clinic: 5,210 SF
Barn 2: 38 x 80
Barn 3: 38 x 80
Barn 4: 36 x 40
Run-in Shed: 12 x 64

Year Built (Home): 1971 / Year Built (Barns): 1998

Home Style: Two Story

Subdivision: Hocking Township

Lot Size: Irregular

Residential Acreage: 5.01 / Farm Acreage: 34

County: Fairfield

Tax Parcel & District: (Res) 0170002110 / (Com) 0170002100

Residential Annual Taxes: \$5,598.73

Commercial Annual Taxes: \$20,243.98

Residential MLS #: 225030107 / Commercial MLS #: 225030106

Possession: Negotiable

Bedrooms: Four Bedrooms Upper Level

Baths: One Half Main Level & Three Full Upper Level

Garage/Storage: 3+ Car Attached Garage

Home Construction: Original Home - Cedar Siding
Renovation/Addition - Hardiplank Exterior

Clinic Lobby

- 21'8 x 18'2
- Neutral vinyl flooring with central carpet insert
- Ivory painted walls
- Tray ceiling
- Can lighting



Reception Area

- 13'2 x 9'5
- Neutral vinyl flooring
- Ivory painted walls
- Planning desk
- Ceiling lights



Hall (Right)

- 13'7 x 7'4
- Neutral vinyl flooring
- Ivory painted walls
- Ceiling light
- Generac® generator



Scrub Room

- 7'7 x 11'7
- Neutral vinyl flooring
- Ivory painted walls
- Door to Surgery Room
- Wall cabinets
- Ceiling light
- Single bowl, stainless steel sink



Mechanical Closet

- Lennox® electric furnace



Half Bath

- 6'0 x 9'2
- Neutral vinyl flooring
- Ivory painted walls
- Ceiling light
- Open vanity
- Ceiling exhaust



Shower Room

- 7'7 x 4'11
- Neutral vinyl flooring
- Ivory painted walls
- Shower stall
- Lighted ceiling exhaust



Surgery Room

- 24'5 x 20'5
- 14 foot ceiling
- All block walls
- Hoist system
- Hot & cold water spigots
- Access to recovery stalls
- Ceiling lights
- (2) surgery lights



Hall (Left)

- 9'7 x 8'0
- Neutral vinyl flooring
- Ivory painted walls
- Ceiling lights
- Lighted storage closet
- Oxygen room



Office #1 (Front Center)

- 14'7 x 9'2
- Blue carpet
- Ivory painted walls
- (2) ceiling lights
- Wall shelves



Office #2 (Front Left)

- 10'5 x 14'0
- Blue carpet
- Ivory painted walls
- (4) ceiling lights
- Full wall closet with lock box



Treatment Room/Garage

- 23'11 x 19'8
- Block walls
- Ceiling lights
- Wall cabinets
- Hot & cold water spigot
- Service door
- Double bowl, stainless steel sink
- (2) doors to barn
- Door to hall



Center Hall

- 7'10 x 28'8
- Neutral vinyl flooring
- Ivory painted walls
- Ceiling lights
- (2) storage closets
- Door to Dark Room
- Door to Barn



Dark Room

- Neutral vinyl flooring
- Ivory painted walls
- Wall cabinets
- Cold water
- **Mechanical closet**
- York® electric furnace



Laundry Room

• 8'9 x 11'3

- Electric dryer hookup
- Well-X-Trol® pressure tank
- Rheem® electric water heater
- Carrier® electric furnace
- Washer & dryer remain



Lab/Kitchenette

• 6'2 x 17'1

- Neutral vinyl flooring
- Ivory painted walls
- Ceiling light
- Double bowl, stainless steel sink
- Refrigerator
- Microwave
- Wall cabinets
- Pass through window to Surgery Room



Recovery Barn

- 63'4 x 28'9
- 7 stalls total:
(5) stalls & (2) recovery stalls
- 12 x 12 stalls
- Matted over concrete
- Drains in each stall & aisle
- Ceiling lights
- 14 foot ceiling
- (5) stalls
- (1) stall with outdoor door
- (2) exit doors
- (2) overhead rolling doors



2 Recovery Stalls

- 12 x 12
- Matted & padded
- Ceiling lights
- Hoist
- Door to Surgery Room
- (2) custom made stall doors



Storage/Feed Room

- 11'0 x 11'3
- Wall shelves
- 14 foot ceilings



Wet Stall

- Bath stall
- Matted
- Hot & cold water



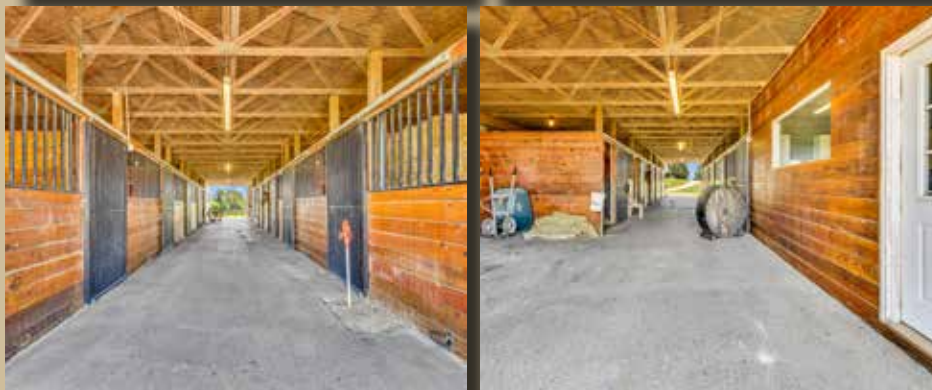
Barn #2

- 38' x 80'
- Steel exterior
- (12) stalls
- Paved aisle and stalls
- Stalls are matted
- 12 x 12 stalls with windows
- (1) foaling stall
- Wood stall sides
- Feed room
- Man door
- (2) hydrants



Barn #3

- 38' x 80'
- Steel exterior
- (10) stalls
- Paved aisle and stalls
- Stalls are matted
- 12 x 12 stalls
- (2) hydrants
- Feed room



Apartment

- Mini split for heating & cooling
- Wall cabinets & counter
- Double bowl, stainless steel sink
- Refrigerator
- Microwave
- Ceiling light
- Separate exterior door



Barn 4

- 36 x 40
- Steel exterior
- Exterior water hydrant
- Feed area open
- (1) stall
- Hay racks for hay storage
- Fluorescent lighting
- Rear run-in for horses
- Nelson® waterer



Run-In Shed

- 12 x 64
- 12 x 64 with 6 foot aisle
- Nelson® waterer



Medical Clinic Exterior



Pastures & Exterior Views



Aerial Views



Med Clinic Floorplan



FLOOR 1

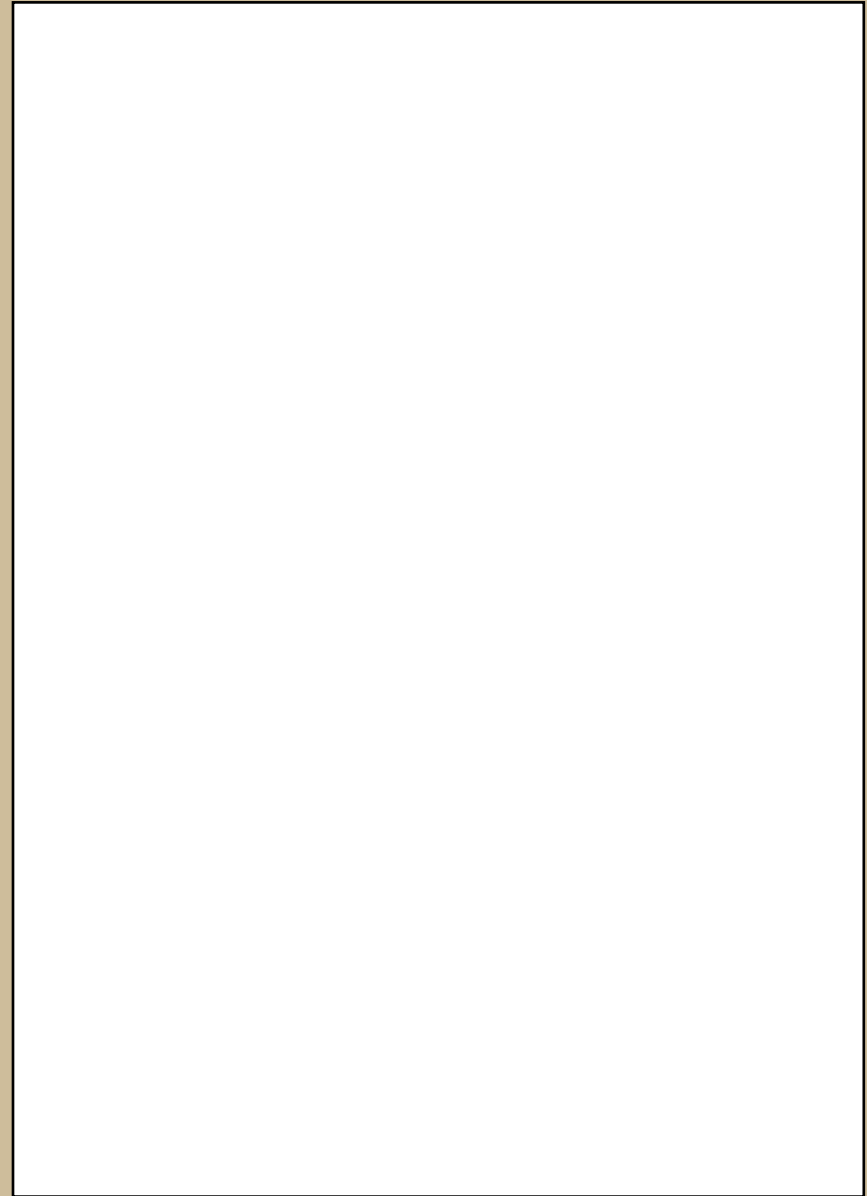
Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.



Aerial View



Notes



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