

Feature Sheet

Level 1

Formal Living Room

- Bow Window
- Crown Molding
- Oak Hardwood
- 10 Ft. Ceilings on First Level
- Natural Oak Trim & 18 Pane Glass Doors

Family Room

- Brick Fireplace with original Craftsman Style Oak Hearth
- Oak Hardwood
- Bow Window
- 18 Pane Glass Doors

Den/Study

- Oak Hardwood
- Crown Molding – Natural
- 10 ft. Ceiling
- Corner Fireplace
- Oversized Window
- Transom Windows

Formal Dining Room

- Crown Molding
- 10 Ft. Ceiling
- Built-In Glass Cupboard & China Storage
- Oak Hardwood
- Original Light Fixture

Kitchen

- Oak Cabinetry
- Pantry
- Granite Countertops
- 4 Ft. Square Island with Built-In Jenn-Aire Gas Cooktop
- Oak Hardwood
- Farmhouse Windows

Level 2

2nd Level Landing

- Coffee Stand
- Stained Glass Window
- Natural Oak Hardwood

Front Bedroom – Rose’s Retreat

- Oak Hardwood
- Bow Window
- Full Bath with Walk-In Shower & Ceramic Tile Floor
- Mirrored Solid Oak Door
- Natural Woodwork

Middle Bedroom – Ranger’s Roost

- Two Closets (One Walk-In)
- Bow Window
- Built-In Dressing Mirror
- Transom Window
- Oak Hardwood & Natural Woodwork
- Original Light Fixtures & Fireplace
- Full Bath with Tub & Shower - Subway Ceramic Tile

Master Bedroom Suite

- Oak Hardwood Floors
- Transom Window
- Two Closets
- Double Vanity
- Granite Countertops
- Fixtures with Antique Finish
- Whirlpool Tub
- Walk- In Shower For Two
- Ceramic Tile with Glass Block For Natural Light
- Office/Nursery Located Off of Master Suite

General

- Two Gas Furnaces
- Two Water Heaters
- Camper/Boat Electrical Hookups at Driveway
- 9-Inch Baseboard Trim
- Original Door Knobs & Knockers
- Attic Storage
- Unfinished Carriage House Serves as Storage

Seller's Improvements

2008

- Updated Kitchen with New Double Ovens & Floors

2009

- Added Island to Kitchen with Gas Jennair Cooktop
- Added His & Hers Vanities to Master Bath
- Remodeled Master Bath to Add Separate Whirlpool Tub & Extra Large Shower

2011

- Converted Side Porch to Laundry Room
- Replaced Roof on House & Carriage House (\$3,500)
- Added Full Bath to Front Bedroom

2013

- Installed Camper/Boat Electrical Hookups to Driveway

Seller's Thoughts On What They Have Enjoyed Most About Their Property

Deep wraparound porch provides a relaxing outdoor experience. Enjoy evening walks along Paint Creek, only 3 blocks away. Thick, solid interior walls provide a quiet interior far superior to modern drywall construction! Great village living with 3 major centers only 15-20 minutes North, East and West! 15 minutes to Washington Court House, 20 minutes to Hillsboro and Chillicothe!