

Feature Sheet

11955 State Route 72 South

Residence

3 Story Brick Historical Home on Full Basement

1st Level

Entry w/Original Staircase

16x28 Formal Living Room

- Marble Fireplace
- Bow Window
- Glass French Doors
- Oak Hardwood Floors

Elegant Formal Dining Room

- Brick Fireplace
- Corner Glass Door China Cabinets
- Crown Molding
- Silver Chandelier
- Glass French Doors

Kitchen

- 8x13 Dimensions
- Wood Cabinetry
- 2 Lazy Susans
- Beam Ceiling and Cedar Shake to Accent Cabinetry
- Office Secretary

Conservatory

- 11x30 Dimensions
- Abundance of Windows and Light for Plants
- Glass French Doors
- Slate Floors

Study

- 12x15 Dimensions
- Cozy Wood Burning Fireplace w/Wood Stove Insert
- Built-in Bookshelves
- Oak Hardwood Floors
- Beam Ceiling and Wood Walls

Laundry Room

- 9x9 Dimensions
- Built-in Storage Cabinets and Pantry
- ½ Bath w/Pocket Door

2nd Level

15x18 Master Bedroom Suite

- Built-in Shelving
- Carpet Floor

Master Dressing Room w/Closets and Cabinets

Master Bath

- Double Vanity
- Ceramic Tile Tub and Shower

11x17 Master Sitting room

- Marble Fireplace
- Built-in Book Shelving
- Crown Molding
- Walk-in Closet and Storage

15x25 Guest Bedroom

- Oak Hardwood Floors
- Built-in Bookshelves
- Double Closets
- Independent Adjustable Heating/Cooling Unit

Guest Full Bath

- Ceramic Tile
- Double Vanity
- Linen Closet
- Transom Window

9x15 Butler/Maid Bedroom

- Oak Hardwood Floors

3rd Level

15x25 Lecture Room/Bedroom

12x13 Sewing Room/Bedroom

- Oak Hardwood Floors
- Full Bath w/Cast Iron Tub

12x18 Computer Room/Bedroom

- Oak Hardwood Floors

12x15 Storage Room/Bedroom

- Wide Plank Pine Floors
- Walk-in Cedar Lined Closet

Staircase w/Access to Roof

Full Basement

- Concrete Floors
- Stone and Concrete Block Walls
- Homemade Wine Cellar

Guest House

- Cedar Log Guest House
- Massive Stone Fireplace
- Board and Baton Interior Walls w/ Natural Wood Work
- Wood Floors and Beam Ceilings
- Kitchenette w/Pantry
- One Bedroom Floor Plan w/Bath
- Oil Furnace w/Cooling
- Separate Septic System
- Not Used for 10 Years- In Need of TLC

Amenities of Significance

- 9ft. Ceilings on 1st Floor
- Fuel Oil Fired Hot Water Heating System
- Central Air on 1st Level
- Original Entry Staircase and Butler Staircase to Kitchen
- Water Softener on Well
- 2 Water Heaters
- Separate Septic Systems for Residence and Guest Cottage

Out Buildings

Wood Frame 2 Car Garage/Shop

- Concrete Floor & Electric
- Overhead Attic Storage
- Wood Shake Roof

Large Timber Frame Horse/Livestock Barn w/Stone Wall Basement

- Built-in Horse Wooden Stalls
- Hay Loft
- Tack Room
- Wood Shake Roof

Amazing Brick Summer Kitchen House

- Electric, Service
- Possibly 1st School House in New Lexington
- Bell Tower w/Bell

Grounds & Acreage

18.780 Gently Rolling Acres

- Fenced Pastures
- Spring Fed Stocked Pond Created From Stone Quarry
- Tall Evergreens Create Private Setting
- Various Hardwoods
- Flowering Plants of All Kinds
- Black Top Circle Drive
- Secluded Back off Road and Canopied in With Foliage During Summer Months