

**MLS #: R144142A (Active) List Price: \$99,000 (53 Hits)**

**1371 Rosemount Road Portsmouth, OH 45662**



**Property Style:** Residential  
**Style:** 2 Story  
**# Rooms:** 7  
**Bedrooms:** 3  
**Full Baths:** 1  
**Half Baths:** 0  
**Total # Baths:** 1  
**Auditor SqFt:** 1344  
**Above Grade SqFt:**  
**Below Grade SqFt:**  
**SqFt Source:** Auditor  
**# Stories:** 2  
**Apx Year Built:** 1950  
**Garage:**

**Area/School District:** Clay  
**Township:** Clay Twp  
**County:** Scioto  
**Riverfront:** No  
**Flood Plain:** No  
**Taxes per Year \$:** 1051.22  
**Assessments:** 16.00  
**Apx Acreage:** 0.12  
**Lot Size:** 43x120  
**Tillable Acres:**  
**Wooded Acres:**  
**Frontage Feet:**

**Parcel #:** 05-1671.000      **Homestead Exempt:** No      **Homestead Exempt Amount:**      **Survey:**

**Legal Description:**

**Seller's Legal Name:** Hayden

**Home Owners Association:**

**Association Amenities:**

**Documents on File:** Property Disclosure

Room	Level	Room Size/Dimensions	Flooring	WC
Living Room	First		Vinyl plank	
Bath	First		Tile	
Kitchen	First		Vinyl plank	
Master Bedroom	First		Carpet	
Laundry Room	First		Tile	
Bedroom	Second		Carpet	
Bedroom	Second		Carpet	

**Appliances:**

**Interior Features:** Security System

**Closets:** 6

**Walk-In Closets:**

**Fireplace:**

**Exterior Features:** Paved Drive, Shed

**Lot Characteristics:** Level

**Landscaping:**

**Patio/Deck:** Patio-Open

**Other Buildings:**

**Pool Size:**

**Exterior/Construction:** Vinyl Siding  
**Roof:** Asphalt  
**Basement:** Crawl Space  
**Windows:** Double Pane  
**Insulation:**  
**Drive:** Asphalt  
**Attic:**

**Heat:** Electric  
**Cooling:** Central  
**Electric:** 200+ Amp Service  
**Gas:** Public  
**Water Heater:** Electric  
**Water:** Public  
**Sewer:** Public Sewer

**Directions:** From US 23 take Old Scioto Trail to Rosemount Road House is on the left

**Public Remarks:** Upon entering you will notice new vinyl flooring and neutral decor with an open feel. Large eat-in kitchen with new counter tops, stainless-steel appliance, and a spacious pantry. The mudroom/laundry room off the kitchen gives access to backyard. The exterior boasts a storage shed and a paved driveway with covered parking. In-home security system with exterior surveillance cameras included.

**Private Remarks:**

**Inclusions:**

**Exclusions:**

**Auction:** No

**Date of Auction:**

**Time of Auction:**

**Terms of Auction:**

**Terms/Warranties:**

**Lender:**

**Showing:** Call Listing Agent

**Lockbox:** No

**Sign:** Yes

**Possession:** At Closing

**Limited Service:** Full Service

**Comp:** Percentage

**Commissn:** 2 TSO

**Excl Agy:** Yes

**ExclRtSell:** Yes

**Rate Var:** No

**Display on Internet:** Yes

**Display Address:** Yes

**Allow AVM:** Yes

**Allow Comments:** Yes

**Org LP:** \$99,000

**List Dt:** 5/2/2018

**Expr Dt:** 12/2/2018

**Pndg Dt:**

**DOM:** 41

**Lockbox Code and Seller Info:**

**Listing Office:** Kim Hill Real Estate LLC (#:106)  
**Main:** (740) 354-3118  
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**Listing Agent:** Candy Frazier (#:550)  
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Information Herein Deemed Reliable but Not Guaranteed

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