

MLS #: R143993A (Active) List Price: \$525,000

929 Patriot Ridge Dr Wheelersburg, OH 45694



PROPERTY STYLE: Residential
STYLE: 1 Story
ROOMS: 16
BEDROOMS: 5
FULL BATHS: 3
HALF BATHS: 1
TOTAL # BATHS: 3.5
AUDITOR SQFT: 5591
ABOVE GRADE SQFT: 3076
BELOW GRADE SQFT: 2515
SQFT SOURCE: Auditor
STORIES: 1
APX YEAR BUILT: 2007
GARAGE: 2 Car

AREA/SCHOOL DISTRICT: Green
TOWNSHIP: Porter Twp
COUNTY: Scioto
RIVERFRONT: No
FLOOD PLAIN: No
TAXES PER YEAR \$: 4349.92
ASSESSMENTS: No
APX ACREAGE: 2.104
LOT SIZE:
TILLABLE ACRES:
WOODED ACRES:
FRONTAGE FEET:

PARCEL #: 06-0217.028 **HOMESTEAD EXEMPT:** No **HOMESTEAD EXEMPT AMOUNT:** **SURVEY:** Other

LEGAL DESCRIPTION:

SELLER'S LEGAL NAME: Darling

HOME OWNERS ASSOCIATION: Other

ASSOCIATION AMENITIES:

DOCUMENTS ON FILE: Property Disclosure

Room:	Level:	Room Size/Dimensions:	Flooring:	WC:
Living room	1		Hardwood	
Kitchen/Dinning	1		Hardwood	
Laundry	1		Tile	
1/2 Bath	1		Tile	
Bedroom	1		Hardwood	
Bath	1		Tile	
Bedroom	1		Hardwood	
Master bedroom	1		Hardwood	
Master Bath	1	Heated	Marble	
Living room	L		Carpet	
Kitchen	L		Tile	
Bedroom	L		Carpet	

APPLIANCES: Built-in Microwave, Built-in Oven, Built-in Range, Dishwasher, Disposal, Microwave, Range/Oven, Refrigerator

INTERIOR FEATURES: Cathedral Ceilings, Ceiling Fan(s), Garage Opener, Hardwood Floors, Pantry, Security System, Smoke Alarm, Walk In Closet, Whirlpool Tub

CLOSETS: 6

WALK-IN CLOSETS: 1

FIREPLACE: 3, Gas Logs

EXTERIOR FEATURES: Deck, Paved Drive

LOT CHARACTERISTICS:

LANDSCAPING: Outdoor Lighting

PATIO/DECK: Balcony-Covered, Patio-Covered

OTHER BUILDINGS:

POOL SIZE:

EXTERIOR/CONSTRUCTION: Brick, Stone

HEAT: Electric

ROOF: Asphalt Shingle

COOLING: Central

BASEMENT: Poured

ELECTRIC: 200 Amp

WINDOWS: Double Pane, Vinyl

GAS: Public

INSULATION: Floor, Side Walls

WATER HEATER: Electric

DRIVE: Concrete

WATER: Public Water

ATTIC: Other

SEWER: Septic

DIRECTIONS: Rt 522 to Old Gallia Pike to Patriot Ridge estates. Turn third left then second right. Home will be the fourth house on the left.

PUBLIC REMARKS: LOOKING FOR ROOM TO ENTERTAIN? THIS BEAUTIFUL 5591 SQ.FT. FAMILY HOME WITH AMAZING SCENIC VIEWS IS LOCATED IN ONE OF WHEELERSBURG'S PRESTIGIOUS NEIGHBORHOODS. WITH A FULL FINISHED WALKOUT BASEMENT, KIDDOS ALSO HAVE A PLACE TO HANG OUT. ENJOY ALFRESCO DINING ON THE LOVELY UPPER LEVEL DECK. YOU WILL NOT BE DISAPPOINTED WITH ALL THE SPACE THIS HOME WITH HIGH END FINISHES HAS TO OFFER.

PRIVATE REMARKS: Heated Marble floor in Master bath and Sound system in home and back deck

INCLUSIONS:

EXCLUSIONS:

AUCTION: No

DATE OF AUCTION:

TIME OF AUCTION:

TERMS OF AUCTION:

TERMS/WARRANTIES: Cash, Conventional, FHA, VA

LENDER:

SHOWING: Appointment Only, Call Listing Agent

LOCKBOX: No

SIGN: Yes

POSSESSION: Negotiable

LIMITED SERVICE: Full Service

COMP: Percentage	COMMISSN: 2% tso	EXCL AGY: No	EXCLRTSELL: No	RATE VAR: No
DISPLAY ON INTERNET: Yes	DISPLAY ADDRESS: Yes	ALLOW AVM: Yes	ALLOW COMMENTS: Yes	
ORG LP: \$525,000	LIST DT:	EXPR DT:	PNDG DT:	DOM: 5

LOCKBOX CODE AND SELLER INFO:

Office Name: Kim Hill Real Estate LLC (#:106)
Main: (740) 354-3118
Fax: (740) 354-3119

Listing Agent: Candy Frazier (#:550)
Contact #: (740) 352-9615
Agent Email: candyloo11@yahoo.com

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