

240391

**816 Campbell Dr
Belpre, OH 45714**

\$134,900 ✓

Prop Type: Res

Sub Status: Area: M08 - Belpre City / Belpre Twp
County: Washington **Levels:** 2
Total Bdrms: 3 **Abv Grnd Bdrms:** 3
Apx Yr Blt: 1958 **Fireplace #:** 1
Full Baths: 1 **Min Rights:** Unknown
Half Baths: 1 **Min Rights Convey:** Yes
Lot Size: 84 x 137 **Acres:**
Deed Bk/Pg: 467 / 1432 **Bk/Pg 2:** /
Ann. Tax: 708 **Tax yr:** 2014
Tax ID: 080027652000 **HOA Fee:**
Police: City **Fire Dept:** Volunteer
PDF: Yes **Flood Plain:** No



Elementary School: Stone Elementary School **Bus:** No
Jr High/Middle: Belpre High School 7-12 **Bus:** No
High School: Belpre High School 7-12 **Bus:** No

Full Baths Location **1st Level:** 1 **2nd Level:** **3rd Level:** **Bsmt:**
Half Baths Location **1st Level:** **2nd Level:** **3rd Level:** **Bsmt:** 1
Finished Sq Ft **1st Level:** 1170 **2nd Level:** **3rd Level:** **Bsmt:** 276 **Above Fin:** 1170 **Total Fin:** 1446
UnFinished Sq Ft **1st Level:** **2nd Level:** **3rd Level:** **Bsmt:** 894 **Total Unfin:** 894

ROOM	LVL	Approx DIM	ROOM	LVL	Approx DIM
Living Room:	1	18 X 13	Master Bed:	1	13 X 11
Dining Room:	1	10 X 10	Bed Room 2:	1	11 X 10
Kitchen:	1	12 X 9	Bed Room 3:	1	12 X 10
Family Room:	B	19 X 14	Bed Room 4:		X
Great Room:		X	Bed Room 5:		X
Rec Room:		X	Laundry:		X
Study/Den:		X	Other Room:		X

Interior Features: 100 Amp Service , Cable Ready , Fuses , Laundry Chute , Smoke Detector(s) , Washer/Dryer Connections , Water Softener

Exterior Features: Grill , Handicapp Access

Personal Property: Dehumidifier , Disposal , Dryer , Electric Range , Microwave , Refrigerator , Washer , Water Softener

Other Rooms: 1st Floor Bedroom , 1st Floor Full Bath , Family Room

Does Not Convey:

Style: 1 Story **Roof:** Comp Shingle
Location: In Town City Limits **Dining:** Formal Separate
Main Exterior: Brick **Flooring:** Carpet , Vinyl
Other Exterior: **Fireplace Type:** Decorative
Lot Desc: Level **Parking:** 1 Car Built In , Opener(s)
Water: City **Heating:** Central , Forced Air , Space Heater
Sewer: Public **Fuel Type:** Natural Gas
Basmnt Type: Full , Heated , Partial Finished **Cooling:** Central AC , Whole House Fan
Porch/Patio/Deck: Covered , Front Porch , Patio **Outbuildings:**
Attic:
Possession: Negotiable **Windows:** Insulated
Sub Division: N/A **Financing:**
Possible Free Gas? No **Foreclosure Y/N:** No

Directions: Rt 50 West, left on Braun, Right on Boulevard Dr. At stop sign left on Rockland and then right on Campbell. House on right.

Remarks: Nice brick ranch on level lot with covered back patio for entertainment or those quiet moments. Well maintained with neutral paint. Equipped kitchen with separate dining room. Handicapped ramp for easy access. Plenty of space for extra rooms in basement. Roof replaced in 2012. Third bedroom currently being used as den.



** Information herein deemed reliable but not guaranteed *** All measurements are approximate