



Jeffrey Mahone

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Cross Property Buyer Full (LARGE)



Residential #3794128 Status: **Active** List Price: \$275,000

[1519 Fletcher Rd, Coolville, OH 45723](#)

Subdiv/Complex:

Sold Price:

Subtype: Single Family

Closing Date:

Twp: Carthage Twp

Auction Date:

County: Athens

Parcel ID: F01-00100286-00

Area: ATH00 - Athens County

Directions: From Belpre, OH take US 50/7 to split past Coolville stay right on US 50 towards Athens. Go 3 miles from the split to CR 65/Vanderhoof and turn left go approx. 1 mile to Fletcher on Right. First house on right.

Annual Taxes: 3174.56

Homestead: No Assessments: No

School Dist: Federal Hocking LSD

Bedrooms: 3

Approx Sqft/Source: 2015/Owner

Baths: 4 (3 1)

Total Liv Area/Source: 3448/Owner

Rooms:

Acres/Source: 14.98/Realist

Fireplaces: 2

Lot Front/Depth:

Year Built: 1990

Stories: 1.5

Irregular Lot:

Construction: Actual YBT

Full Bath level/#: lower: 1 main: 1 upper: 1

Exterior: Brick, Vinyl

1/2 Bath level/#: lower: 0 main: 1 upper: 0

Roof: Asphalt/Fiberglass

Style: Conventional

Dwelling Type:

House Faces: North

Basement: Yes/Full, Partially Finished, Walk-Out

Water/Sewer: Public Water, Septic

Heating Type: Baseboard, Fireplace-Other, Heat Pump / Electric, Propane

Disability Feat:

Cooling Type: Central Air, Window Unit(s)

Warranty: No

Garage # Cars: 2

Driveway: Unpaved

Fixer Upper:

Garage Features: Attached, Door Opener

Public Trans:

Exterior Features: Deck, Storage Shed/Out Bld

Lot Description: Dead End Street, Pond, Wooded/Treed

View Description: Wooded

Appliances/Equip: CO Detector, Countertop Range, Dishwasher, Microwave, Oven, Refrigerator, Smoke Detector, Water Softener

Room Name	Dim	Lvl	Wnd Trtmt	Fireplace	Flooring
Living Room	20 x 15	First		Yes	Wood
Kitchen	22 x 15	First		No	Other
Dining Room	16 x 12	First			Wood
Master Bedroom	16 x 13	First			Wood
Bedroom	17 x 14	Second			Carpet
Bedroom	12 x 11	Second			Carpet
Bedroom	14 x 10	Basement			
Master Bath		First			Other
Foyer		First			Ceramic
Other	17 x 9	Basement			
Recreation Room	32 x 11	Basement		Yes	

Enjoy hunting and fishing on your 14.98 acres with a stocked pond. Pond also has a lighted fountain with solar accent lights around the pond and path. The house has 3-4 bedrooms, 3 & 1/2 baths, a spacious living room with a fireplace, a large open floor plan entertainment area in the basement that includes a custom built bar, TV area, play space and an exercise room. Other features of the home include a large exceptional remodeled kitchen with travertine tile floor, Kraftmaid solid wood easy close cabinets, with GE profile appliances, a built in Bosch coffee maker, wine storage and a wine cooler. There is a formal dining room off the kitchen. First floor master suite with a walk in closet and a custom built walk in shower. The first floor has newer 3/4 inch hardwood oak flooring. There is an oversized remodeled deck off of the kitchen. The property also has a 2 car attached garage with pull down lighted storage and a separate storage building. The property would be an easy commute from either Parkersburg or Athens. There have been around \$150,000 in updates and remodels since 2011.

Presented By: Jeff K. Mahone

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