

# 7738 CHANTING CIRCLE

MECHANICSBURG, OH 43044 | MLS #: COMING SOON

**\$314,000** | 4 BEDS | 2 BATHROOMS | 6+ CAR PARKING | 1796 SQUARE FEET



View Online: <http://7738chantingcircle.homeis4sale.com>  
For Instant Photos: Text 113738 To 415-877-1411

This immaculate ranch home is ready to be your dream home! Sitting peacefully atop a hill, on 1+ acres, backing to fields, you can imagine the joy found here! Home has new windows, roof, flooring, trim, updated kitchen, and MORE- be sure to see the attached updates list. The full walkout basement has ample room for extra living space with a bedroom and built in bar. Bumper pool table is included in the sale! Outside you'll find the perfect spot for a quiet retreat, evening fire, or entertainment with the large covered patio with built in seating! The large garage is complete with drywall and in combination with the large shed, you'll have plenty of room for your things! Open House, Thursday, May 26th from 5-7:00.



- 1st Floor Owner's Suite
- 1st Floor Laundry
- Large Walk-Out Basement, Mostly Finished
- New Metal Roof
- New Flooring
- New Deck and Covered Patio
- New Washer & Dryer Included
- 1.47 Acres



## AGENT INFORMATION

**Krista Hall**  
P: 614.402.0257  
khal@fathomrealty.com  
KristaHall.Fathomrealty.com

**Fathom Realty**

## ABOUT KRISTA HALL

Whether my clients are buying, selling, or building, I continue to serve with the Golden Rule mentality. Serving my community since 2013!



Disclaimer: All information deemed reliable but not guaranteed.