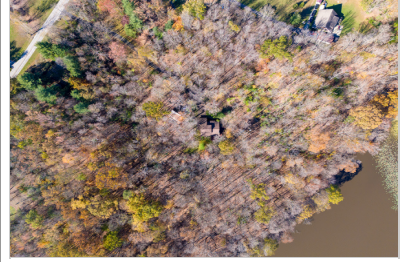


# 13498 LAKE GRANT RD

MT. ORAB, OHIO 45154 | MLS #: 1800556

**\$579,000** | 3 BEDS | 3 BATHROOMS | 4 ATTACHED AND DETACHED | 1928 SQUARE FEET



View Online: <http://www.viewlisting.info/120856>  
For Instant Photos: Text 536858 To 415-877-1411

Here is a one-of-a-kind property located in Brown County/Mt. Orab area. Over 5 acres of mostly wooded land adjoining the Lake Grant Wildlife Area, with partial/seasonal water views of Lake Grant. Wildlife abounds, including turkey, deer, squirrel, birds of all kinds including waterfowl, and a nesting pair of bald eagles mere steps from the back deck! A cleared area accommodates a garden with raised beds complete with running water and a gardening shed. The 1.5 story meticulously maintained home with a full walkout basement, natural cedar siding, multiple skylights, vaulted, beamed, natural wood ceilings, 2 natural stone woodburning fireplaces nestles right into this natural setting. Oversized attached AND Detached garage. Opportunities abound: hunting, fishing, gardening, birdwatching; make this paradise your primary residence or vacation home, or invest for VRBO, bed and breakfast, or event destination. You must come and explore this property to fully appreciate what it has to o...



- Partial / Seasonal Views of Lake Grant
- Winding Blacktop Driveway
- Natural Surroundings
- 5.24 Ac
- Formal Garden and Garden Shed
- Nesting Bald Eagles
- Natural Woodwork, Vaulted Beamed Ceilings
- Natural Stone Fireplaces



## AGENT INFORMATION

**Roger Griffith**  
P: 5133132056  
M: 5133132056  
License # 2020006383  
[rogergriffith@griffsrealestate.com](mailto:rogergriffith@griffsrealestate.com)  
[www.griffsrealestate.com](http://www.griffsrealestate.com)



**Fathom Realty**  
3489 Oakland Locust Ridge Rd  
Bethel, OH 45106

## ABOUT ROGER GRIFFITH

I assist buyers and sellers as a residential specialist in Southwest Ohio. I provide personalized, professional service by listening intently, attending to detail, seeking continuing education, and old-fashioned hard work. Leadership, service, and hard work are qualities that define me. But it's my diverse experiences that make me an ideal agent.

I've been a 34-year ...

Disclaimer: All information deemed reliable but not guaranteed.