13498 LAKE GRANT RD

MT. ORAB, OH 45154 | MLS #: 1800556

$579,000 | 3 BEDS | 3 BATHROOMS | 4 CAR PARKING | 1928 SQUARE FEET

View Online: http://www.viewlisting.info/121138
For Instant Photos: Text 101532 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 Lake Grant Wildlife Area, with partial/seasonal 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 accomodates a garden with raised beds complete with running water and a gardening shed. The 1.5 story meticulously maintained home with a full walk-out partially finished basement, natural cedar siding, multiple skylights, vaulted, beamed, natural wood ceilings, 2 stone woodburning fireplaces nestles right into this natural, serene setting. Opportunities abound: hunting, fishing, birdwatching, gardening; make this paradise your primary residence or vacation home, or invest for short-term rentals, bed and breakfast, or event destination. You must come and explore this property!

- Partial/Seasonal Views of Lake Grant
- 5.24 Ac
- 2 car attached AND 2 car detached garages
- Winding Blacktop Driveway
- 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@fathomrealty.com
www.griffsrealestate.com

Fathom Realty
3489 OAKLAND LOCUST RIDGE RD
BETHEL, Brown 45106

Disclaimer: All information deemed reliable but not guaranteed.

ABOUT ROGER GRIFFITH

Greetings! I'm REALTOR® Roger Griffith, and I thank you for your interest in my real estate services. As a real estate professional with Fathom Realty, 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, s...