

12693 STATE ROUTE 774

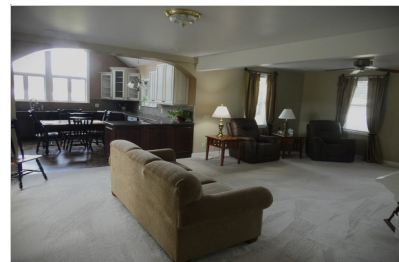
BETHEL, OHIO 45106 | MLS #: 1816903

\$799,000 | 4 BEDS | 3.5 BATHROOMS | 4336 SQUARE FEET



View Online: <http://www.viewlisting.info/122102>
For Instant Photos: Text 148220 To 415-877-1411

Welcome to this meticulously remodeled and expanded farmhouse situated on 2 parcels totaling 30 acres. This home exudes luxury. 4 bedrooms, 3.5 baths include 2 master suites, one on each floor. Perfect for out-of-town visitors or mother-in-law suite. 1st floor living area is open concept. A spacious kitchen is filled with natural light as windows span the height of the wall to the vaulted ceiling. Kitchen flows seamlessly to the family and dining rooms. All-season comfort is provided by the geothermal HVAC without breaking the bank. Walk-in closets at every turn insure plenty of space to store way more than you should! A 3-bay brick garage has HVAC, full bath, loft and office space. A nice sized barn provides more room for equipment storage and a stall for livestock. Approximately 21 acres cropland, 6 acres pasture fenced with high grade vinyl plank. Balance of property is yard, garden, and orchard. Approximately 880' of road frontage would allow for 2 premium building lot...



- 2 Master Suites
- Geothermal HVAC
- Meticulously Remodeled
- Lots of walk-in Storage
- 3 car brick Garage w/HVAC and full Bathroom
- 30 Acre Farm
- Fenced Pasture
- Barn



AGENT INFORMATION

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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 ...

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Disclaimer: All information deemed reliable but not guaranteed.