

Siefker Real Estate & Auction Co.

HOME FOR SALE

**1 ¼ STORY - 3 BEDROOM - LOG CABIN HOME with ATTACHED 2 CAR GARAGE
OPEN LOFT - PARTIAL BASEMENT - FULL CONCRETE DRIVE - COVERED FRONT ENTRY PORCH
COVERED REAR DECK PLUS LARGE STEP-DOWN DECK**



603 S. MAIN ST., COLUMBUS GROVE, OH 45830

WELCOME to the Rustic Charm with Modern Comforts of this 2,176 SF Log Cabin Home!

The covered front entry porch opens to the beautiful hard wood floored living room with rear patio doors to a large step-down entertaining deck. Meander on into the family room which includes a large stone fireplace, built in shelving/desk area and the stairway to the open loft. Upstairs beyond the loft you will find the master bedroom with a full bath/ laundry area and small exterior balcony. Back down to the main level you will find two bedrooms and a full bath plus the dining area which includes patio doors to the covered portion of the rear deck area. The dining area is open to a U-shaped kitchen with a two-tiered counter for additional dining.

Downstairs you will enjoy a 1,064 SF basement with a spacious rec room/ bar area, utility-laundry/ maintenance room and a storage/ workroom. The home offers natural gas heat, central air, a Generac 16K all home generator. Also a full concrete drive to the 24'x24' attached 2 car garage plus a gravel drive to the storage shed. Located on a 99' x 71' city lot with city utilities in the Columbus Grove Local School District.

Owners: PAUL LANGHALS ET AL

..... LISTING PRICE: \$294,900.00

Shown By Appointment Contact:

AARON SIEFKER, BROKER

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View on the web @ www.realtor.com

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1 ¼ STORY - 3 BEDROOM - LOG CABIN HOME

603 S. Main Street, Columbus Grove, OH ~ COLUMBUS GROVE SCHOOLS



REAR EXTERIOR VIEWS



REAR STEP-DOWN DECK



FEATURES of this PROPERTY

- 1 ¼ Story Log Cabin Home Built 1992
- 2,176 SF Living Area
- 1,064 SF Basement w/ Finished Rec Area
- 99' x 71' City Lot
- Taxes \$ 1,337.83 Per ½ Year + 18.46 S. A.
- City Water & Sewer
- Log Exterior/ Asphalt Shingle Roof
- Natural Gas Heat & Central AC
- Generac 16K All Home Generator
- 24' x 24' Attached 2 Car Garage
- Full Cement Driveway ~ Nice Landscaping
- 5' x 16' Covered Front Entry Porch
- 10' x 26' Covered Rear Deck with Additional 20' x 23' Step Down Deck
- 8' x 12' Storage Shed

ROOM SIZES

- | | |
|--|-----------|
| • Kitchen | 9' x 9' |
| • Dinette - Rear Patio Doors | 11' x 9' |
| • Living Room - Rear Patio Doors | 16' x 22' |
| • Family Room - Fireplace | 15' x 17' |
| • Full Bath-Tub/Shower - Main | 7' x 4' |
| • Bedroom Master - Up | 12' x 14' |
| • Master Bath - Shower - Up | 6' x 6' |
| • Loft - Up | 14' x 10' |
| (Additional Laundry Area on Upper Level) | |
| • Bedroom - Bay Window - Main | 12' x 10' |
| • Bedroom - Bay Window - Main | 12' x 10' |

Basement

- | | |
|--------------------------------------|-----------|
| • Rec/ Bar Area | 21' x 26' |
| • Laundry/ Utility/ Maintenance Room | 22' x 11' |
| • Storage/ Work Area | 15' x 12' |

For Further Info or Private Showing Contact:
AARON SIEFKER, Broker (419)-235-0789

NOTE: Range & Refrigerator Stay with Home



OVERHEAD STREET VIEWS



Information believed correct but not warranted



PICTURE GALLERY



KITCHEN VIEWS



DINETTE



FAMILY ROOM - FIREPLACE - LOFT



FRONT ENTRY - LIVING ROOM - PATIO DOORS



MAIN LEVEL BATH



LOFT VIEWS



MASTER BEDROOM-UP ~ DOOR TO SMALL EXTERIOR BALCONY
(See more pictures on back of brochure!!)



THANK YOU FOR YOUR INTEREST IN THIS PROPERTY!

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MAIN LEVEL BEDROOMS



UPPER-LEVEL LAUNDRY



BASEMENT REC ROOM



BASEMENT LAUNDRY & MAINTENANCE ROOM



ATTACHED 2 CAR GARAGE



GENERAC WHOLE HOUSE GENERATOR



STORAGE SHED



OVERHEAD of PROPERTY LOCATED @ 603 S. MAIN ST., COLUMBUS GROVE, OH