



**Janelle Sprandel**

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## INTERIOR FEATURES

- Eat-In Kitchen
- Formal Dining Room With Fireplace
- Family Room With Fireplace & Built-Ins
- Living Room / Game Room
- Primary Bedroom With Walk-In Closet & Adjoining Laundry Room
- Primary Bath With Walk-In Shower
- 3 Guest Bedrooms
- Guest Full Bathroom With Walk-In Shower
- Hot Tub Room / Enclosed Multi-Season Room





## UPDATES

2014

- Water Heater

2024

- HVAC (Heat Pump With HEPA Filtration)

- All Roofs

2025

- Flooring





# EXTERIOR FEATURES

- 2600+ Sq. Ft. Ranch
- 8.47 Acres
- 2 Car Oversized Detached Garage (25x35)
- Fenced Yard
- Circle Driveway
- (2) 50 amp RV Plugs & Parking Pad
- 34x55 Detached Garage With 25x40 Addition, Both With Electric & Concrete Floors
- Cistern Water / Catch System



ML:1878283 2996 Millville Shandon Rd, Morgan Twp, OH 45013\*

Butler Cty **N**

**Unit#:** Suburb: Morgan Twp.  
**Area:** W16MG **Tax Dist:** Morgan Twp  
**Single Family** ROOMS: #11 BEDS: 4 BATHS: 2-0

**Pending:** SO:  
**Conting:** Fin:

S/L%:



<b>Levels:</b>	One	<b>Basement:</b>	Crawl
<b>Construction:</b>	Vinyl Siding	<b>Garage:</b>	8 Oversized,Side,Gar
<b>Heating:</b>	Forced Air,Gas	<b>Fireplace:</b>	2 Stove,Wood
<b>Cooling:</b>	Central Air	<b>Gas:</b>	Propane
<b>Year Built:</b>	1974	<b>Water:</b>	Cistern
<b>Lot Dimensions:</b>	irreg	<b>Sewer:</b>	Septic Tank
<b>Acreage:</b>	8.4700	<b>Parking:</b>	Gravel,Driveway
<b>Special Financing:</b>	Yes USDA/RD Eligibl	<b>Zoning:</b>	Residential
<b>HOA Fee:</b>	No	<b>School District:</b>	Ross Local SD
<b>HOA Amt &amp; Freq:</b>	\$0.00	<b>HOA Includes:</b>	
<b>New Construction:</b>	No	<b>Semi-Ann Taxes:</b>	\$2289
<b>Auction:</b>	No	<b>Census Tract:</b>	102.03
<b>Avail for Lease:</b>	No	<b>Assessment:</b>	Of Rec
<b>Access/Disability:</b>	No	<b>Occupancy:</b>	Negotiable
<b>Tax ID:</b>	G3210024000011	<b>Public Transport:</b>	
<b>Tax ID Other:</b>		<b>Foundation:</b>	Block
<b>Family Room:</b>		<b>Roof:</b>	Shingle
<b>Formal Dining:</b>		<b>Windows:</b>	Vinyl
<b>Bedroom Level 1:</b>	Yes	<b>Energy/Green:</b>	
<b>Bathroom Level 1:</b>	Yes Full	<b>Mgt Company:</b>	
		<b>Mgt Phone:</b>	

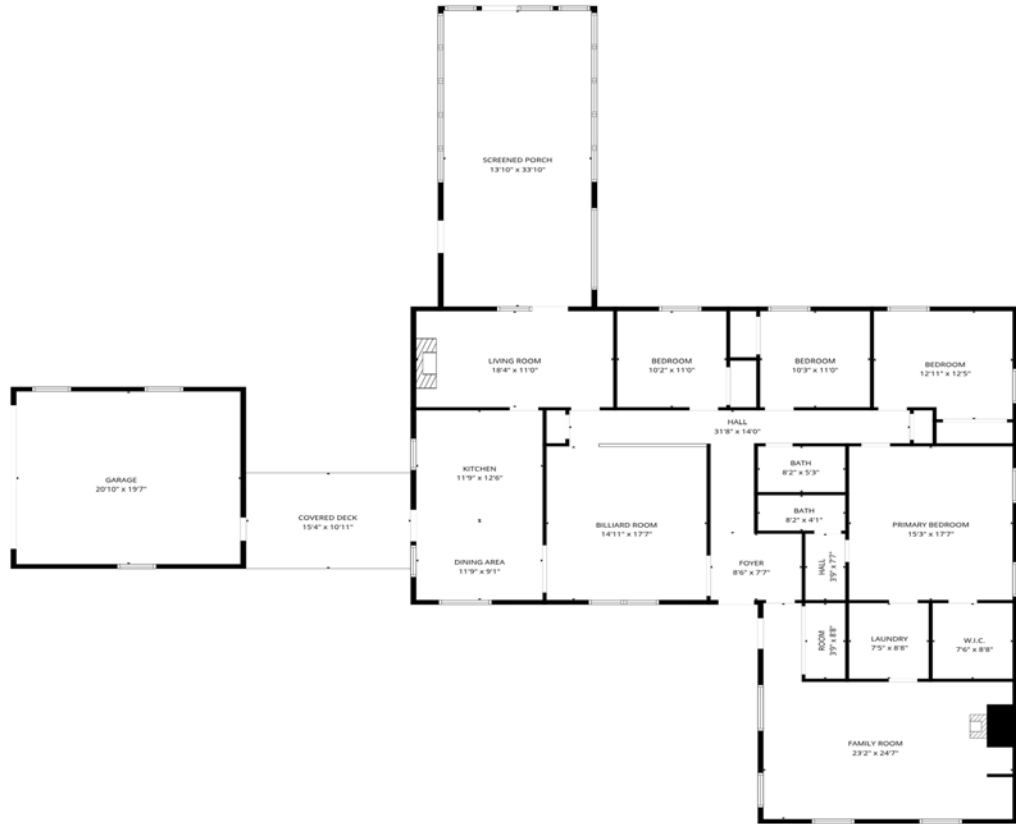
[VIEW MAP](#) [PICTURES](#) [TOUR](#)  
 OPEN HOUSE

**Date:** **Time:**  
**Cross Street:** **Directions:**  
 275 to Blue Rock Rd., go North to Paddys Run Rd to OH  
 -748 N/Millville Shandon Rd

**Realist2 Tot Finsh:** 2,630 **Above Grd:** 2,630 **Basement:** **Lot:** 368,953.00

	DIM	LEV	FEATURES
<b>Entry:</b>	9 X 8	1	Closet,Wood Floor
<b>Living/Great:</b>	18 X 11	1	Fireplace
<b>Dining Room:</b>	12 X 9	1	Window Treatment,WW Carpet
<b>Kitchen:</b>	12 X 13	1	Counter Bar,Eat-In,Vinyl Floor,Walkout
<b>Breakfast Rm:</b>			
<b>Family Room:</b>	23 X 25	1	Bookcases,Wall-to-Wall Carpet,Fireplace
<b>Study:</b>			
<b>Primary Bed:</b>	15 X 18	1	Bath Adjoins,Walk-in Closet,Wall-to-Wall
<b>Bedroom 2:</b>	13 X 13	1	
<b>Flex Rooms:</b>	3		Season Room,Game Room,Workshop
<b>Basement:</b>			
<b>Views:</b>			Woods,Other (Creek)
<b>Miscellaneous:</b>			220 Volt,Cable,Ceiling Fan,Smoke Alarm

	DIM	LEV	FEATURES
<b>Bedroom 3:</b>	10 X 11	1	
<b>Bedroom 4:</b>	10 X 11	1	
<b>Bedroom 5:</b>			
<b>Bathroom 1:</b>	Full	1	Shower
<b>Bathroom 2:</b>	Full	1	
<b>Bathroom 3:</b>			
<b>Bathroom 4:</b>			
<b>Laundry:</b>	8 X 8	1	
<b>Rec Room:</b>			
<b>Inside Feat:</b>			Multi Panel Doors,Natural Woodwork
<b>Outside Feat:</b>			Covered Deck/Patio,Enclosed Porch,Fire Pit,Hot Tub,W
<b>Appliances:</b>			Dishwasher,Oven/Range,Refrigerator





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The Right Agent, The Right Tools

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REALTORS®

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