



City:	Zanesfield	Total Seller Concessions	
Zip:	43360	Upon Closing:	
County:	Logan	Area:	906 S/E Logan County
Parcel ID #:	120940000031001	School District:	4602 Benjamin Logan LSD
	Alt Link	Property Type:	Residential
Township:	Jefferson	Sub-Type:	Single Family Residence
Tax Year:	2024	Addtl Parcel ID:	12-094-00-00-027-001
Semi Annual Tax:	\$3,128.4	Land Info:	Residential Lot
Additional Tax Info:	Additional Parcels; CAUV	Acres:	6.45
New Financing:	1031 Exchange; Cash; Conventional; FMHA VA; VA Loan	Lot Size:	263x679'
Condo/Lot:	No	Year Built:	1997
HOA/COA:	No	Total SqFt:	2,855

Directions: County Road 5 north of Zanesfield between County Road 2 and State Route 540.

Property Description	Total Bdrms: 3	Full Baths: 2	Half Baths: 1
Level Style: Two Exterior: Brick; Cedar Basement: Block; Full; Partially Finished Garage: Attached; Detached; Garage Door Opener / Garage Spaces: 5 Heating System: Geothermal Cooling: Central Air; Geothermal Fireplace: Gas; One Fireplace Inside Features: Attic; Cathedral Ceiling(s); Ceiling Fan(s); Security System; Whirlpool Tub; Window Coverings Outside Features: In Ground Pool; Patio; Porch Other Structures: Outbuilding; Shed(s) Special Features: Bath 1st Floor; Bed 1st Floor Manufactured Home: No Water Source: Well Sewer: Septic Tank Appliances: Dishwasher; Disposal; Dryer; Electric Water Heater; Microwave; Range; Refrigerator; Washer; Water Softener Owned Ownership: Occupant Occupancy: Close Plus 30 Days	Room Name	Dimensions	Level

Public Remarks: One of Logan County's finest properties on 6.451 Acres with Pool, Pole Barn & 3-Car Garage! This well-maintained 4-bedroom, 2.5-bath home has 2,855 sq. ft. of comfortable living space plus a full finished basement and a concrete driveway! The home features a great room with propane ventless fireplace, formal dining room, kitchen, main-level laundry and owner's suite with custom shower. The kitchen has tile floors and backsplash with oak cabinets and granite countertops plus a breakfast nook and walk-in pantry. Upstairs are the additional bedrooms and a bathroom along with an office/den and walk-in attic space. In the finished basement, there is a family room, game room, flex room and a mechanical room. The home also has a generator hookup. Outdoors is a covered front porch, coy pond, Trex deck with seating, hot tub, and a gazebo overlooking the pool and patio area! The pool is 20x40', ranging from 3-9' deep, with a diving board and vinyl fencing. The 32x40' pole barn has two overhead doors, concrete and electric. There is a 16x24' shed too. Geothermal heating and cooling new in 2024! Country living with modern amenities, abundant outdoor space, and a home that offers both relaxation and room to grow, this property checks all the boxes! Schedule your private showing today!

Broker Remarks: Showings can be requested through ShowingTime (MLS Button or APP only) or contact the listing agent. Listing agent to be present at showings. Parcels: 12-094-00-00-031-001 and 12-094-00-00-027-001. The property is currently enrolled in the CAUV program. Many items in the basement can stay: pool table, air hockey, bar with three stools, weight equipment (except: elliptical/free-weights/bench); some other furniture may negotiable. Appliances included: Dishwasher, microwave, range, refrigerator, garbage disposal, water softener, R/O water system, washer and dryer. Propane tanks is leased. Home has a security system.

Virtual Tour

Showing Phone #: ShowingTime APP or MLS Button

Showing Instructions: Security System; Other

Listing Date: 05/08/2025	Special Listing Conditions:	
Expiration Date: 11/08/2025	Type of Contract:	Exclusive Right To Sell
Name	Office	Primary Office E-mail
LA: Bryn Daring-Stewart (DARINBRY108)	Royer Realty LLC (9130) 2016002250	937-441-3671 937-592-7653 bryn@sellwithbryn.com
Listing Date: 05/08/2025	Status Change Date: 05/09/2025	DOM: 1 / CDOM: 0