

**LISTING ID #5190**



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**SELLER:** Gary & Connie Giere, Residence – Cottonwood Lakes Campground, LLC

**ADDRESS:** 8549 Althoff Rd., Versailles, OH 45380

**SQ. FOOTAGE:** 2115 Sq. Ft.

**LOT SIZE:** 25 acres – includes campground

**TAXES:**

**GARAGE:** 2-car 23' x 23'

**BEDROOMS:** Three

<b>Master</b>	<b>Bedroom #2</b>	<b>Bedroom #3</b>
14' x 22'	11' x 13'	11' x 13'

**BATHS:** 2 ½

**KITCHEN:** 24' x 12'

**LIVING ROOM:** 17' x 18'

**UTILITY ROOM:** 6' x 7'

**TYPE OF HEAT:** Furnace propane

**FOUNDATION:** Crawl space

**FIREPLACE:** No

**CENTRAL A/C:** Heat Pump

**DECK/PATIO:** Yes

**UTILITIES:** Electric: Split meter; house on own      Water: House – own well  
Sewer: Aeration – Inspection April 2024      Gas: Propane through Sunrise

**NOTES:** New roof 2017, furnace 2014, tankless water heater 2021, windows replaced 2016, kitchen updated 2014, has sprinkler system. Appliances: refrigerator, stove, dishwasher, water softener, microwave and window coverings to stay.

**YEAR BUILT: 1968**

**ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS, AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.**