### ALL FIELDS WITH EMAIL



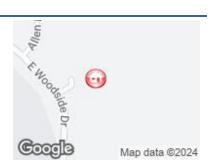
MLS# 20230652 RESIDENTIAL Class Type Single Family Suburban Area **Asking Price** \$1,250.000

Address 305 E Woodside Drive Design

Address 2

City Gambier State OH 43022 Zip Status Active Sale/Rent For Sale IDX Include

**Bedrooms** 5 **Full Baths** 3 Bath Half Bath Garage Capacity 2 Car Construction Frame 2 Story











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**VOW Include** Yes **VOW Address** Yes **VOW Comment** Yes **VOW AVM** Yes **Agent Hit Count** 5 **Client Hit Count** 6 8.6780 **Number of Acres** Auction Y/N No Sam Miller - Main: 740-397 samsells@sammiller.com Agent - Agent Name and Phone Agent - E-mail -7800 Listing Office 1 - Office Name Re/Max Stars Listing Office 1 - Phone Number Main: 740-392-7000 Listing Agent 2 - Agent Name and Phone Listing Agent 2 - E-mail Listing Office 2 - Office Name Listing Office 2 - Phone Number Listing Agent 3 - Agent Name and Phone Listing Agent 3 - E-mail Listing Office 3 - Phone Number Listing Office 3 - Office Name **School District Public School** Wiggins-MTV District Mount Vernon County In Knox County **Township** College Comp-Variable Y/N Subdivision Other No **Semi-Annual Taxes** 3468.24\* Parcel # 2 Parcels **Listing Date** 10/16/2023 Lot# **Expiration Date** 4/15/2024 Lot Size/Acres 8.678 **Approx Year Built** 1988 Age 35 3430 Approx Above Grade SqFt **Approx Total Living Space** 2,553 Zoning Assessments 2.00\* **Heat Cost Directions Documents On File Living Room Level** 1 **Living Room Size** 28.3 x 17.8 **Dining Room Level** 1 **Dining Room Size** 28.3 x 17.8 Kitchen Level 1 Kitchen Size 20.5 x 14.2 Family Room Level 1 **Family Room Size** 14.7 x 12.3 Bathroom 1 Level 1 **Bathroom 1 Size** 12 x 10.2 Bedroom 1 Level 1 **Bedroom 1 Size** 15.5 x 12.5 **Bedroom 2 Level** 2 **Bedroom 2 Size** 13.1 x 11.4 **Bedroom 3 Level** 2 **Bedroom 3 Size** 13 x 11.4 **Bedroom 4 Level** 2 **Bedroom 4 Size** 13.5 x 11.1 **Bathroom 1 Type** Full **Bathroom 2 Size Bathroom 2 Level**  $8.6 \times 6.4$ **Bathroom 2 Type Bathroom 3 Level** Full **Bathroom 3 Size** Bathroom 3 Type Full 9.10 x 7.11 **Bathroom 4 Level Bathroom 4 Size** 6.2 x 4.10 **Bathroom 4 Type** Garage Level Half **Garage Size** 2 Car Attached **Utility Room Level** 1 **Utility Room Size** Main Level Other Room 1 Level 1 Other Room 1 Size 12.10x11.8Den Other Room 2 Level L Other Room 2 Size 43.6x13.9 **Off Market Date Associated Document Count** Search By Map Tax ID **Update Date** 1/18/2024 **Status Date** 10/17/2023 **HotSheet Date** 10/17/2023 **Last Price Change Date** 10/17/2023 **Input Date** 10/17/2023 7:51 AM **Original Price** \$1,250,000 Days On Market 94 **Virtual Tour** http://www.tourfactory.com City Corps. Limit No /3115393 \$0.00 Homestead Y/N No **Homestead \$ Amount CAUV \$ Amount CAUV Y/N** No \$0.00 Comp-BB Village Other 3

#### **GENERAL**

Comp-SB 0 Picture Count 60 **Showing Date** 

#### **FEATURES**

STYLE **ROOF** CONSTRUCTION **DRIVEWAY** Shingle 2 Story Frame Limestone Contemporary **HEATING APPLIANCES GARAGE TYPE YARD** Forced Air Dishwasher Garage Attached **Natural Gas EXTRAS** Hills Garbage Disposal Level **COOLING** Range Oven Deck Paved Street Central Air Refrigerator **FLOORS** Wooded **WATER FIREPLACE** Ceramic Tile City Fireplace Wall To Wall Carpet **SEWER BASEMENT** Wood Floors City Finished LAUNDRY Walkout Main Floor

# **FINANCIAL**

**Financing Remarks** 

### **SOLD STATUS**

**How Sold Closing Date** Selling Agent 1 - Agent Name

Seller Concessions Y/N **Financing** 

**Contract Date Sold Price** 

Selling Office 1 - Office Name

**Seller Concessions** 

### **REMARKS**

Remarks Incomparable home and setting in idyllic college town. Rare residential lot of its scale AND views within Gambier city limits. Contemporary 3 level , 5 bed, 3.5 bath custom home, designed by artist-owner, nestled down a long private drive, situated atop 8.6 acres with year-round creek, frequented by deer and wild turkeys, all walkable to Kenyon College campus (recognized as one of the most beautiful in the country). Dual-level wraparound decks offer add'l 1,450+ sq ft of outdoor space with stunning views across fields, woods and farmland. Interior features 17'10" peak vaulted cherry-clad ceilings, Jotul fireplace with limestone hearth and chimney, and views of the grounds from the living, dining and kitchen areas perfect for entertaining and family gathering. First floor primary suite features double closets, deluxe bath, and private study with access to upper deck. Lower level features 600+ sq ft playroom, workshop, guest room, and half bath, with access to lower deck through multiple Frenchwood patio doors. Cozy around the fireplace in the winter, with extensive passive solar and natural gas heat. Central A/C with a breezy indoor:outdoor floorplan in the summer. Solar roof and Tesla Powerwall backup, with high-speed EV charging in attached 2-car garage. Come and experience the magic! \$1,250,000.

# **AGENT TO AGENT REMARKS**

**Showing Phone** 614-255-5588

**Agent to Agent Remarks** 

## **ADDITIONAL PICTURES**









































































