

**ALL FIELDS WITH EMAIL**



**MLS #** 20230652  
**Class** RESIDENTIAL  
**Type** Single Family  
**Area** Suburban  
**Asking Price** \$1,250,000  
**Address** 305 E Woodside Drive  
**Address 2**  
**City** Gambier  
**State** OH  
**Zip** 43022  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Bedrooms** 5  
**Full Baths** 3 Bath  
**Half Bath** 1  
**Garage Capacity** 2 Car  
**Construction** Frame  
**Design** 2 Story



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	5	<b>Client Hit Count</b>	6
<b>Number of Acres</b>	8.6780	<b>Auction Y/N</b>	No
<b>Agent - Agent Name and Phone</b>	Sam Miller - Main: 740-397-7800	<b>Agent - E-mail</b>	samsells@sammiller.com
<b>Listing Office 1 - Office Name</b>	Re/Max Stars	<b>Listing Office 1 - Phone Number</b>	Main: 740-392-7000
<b>Listing Agent 2 - Agent Name and Phone</b>		<b>Listing Agent 2 - E-mail</b>	
<b>Listing Office 2 - Office Name</b>		<b>Listing Office 2 - Phone Number</b>	
<b>Listing Agent 3 - Agent Name and Phone</b>		<b>Listing Agent 3 - E-mail</b>	
<b>Listing Office 3 - Office Name</b>		<b>Listing Office 3 - Phone Number</b>	
<b>School District</b>	Mount Vernon	<b>Public School</b>	Wiggins-MTV District
<b>County</b>	In Knox County	<b>Township</b>	College
<b>Subdivision</b>	Other	<b>Comp-Variable Y/N</b>	No
<b>Semi-Annual Taxes</b>	3468.24*	<b>Parcel #</b>	2 Parcels
<b>Lot #</b>	0	<b>Listing Date</b>	10/16/2023
<b>Expiration Date</b>	4/15/2024	<b>Lot Size/Acres</b>	8.678
<b>Approx Year Built</b>	1988	<b>Age</b>	35
<b>Approx Above Grade SqFt</b>	2,553	<b>Approx Total Living Space</b>	3430
<b>Zoning</b>		<b>Assessments</b>	2.00*
<b>Heat Cost</b>		<b>Directions</b>	
<b>Documents On File</b>		<b>Living Room Level</b>	1
<b>Living Room Size</b>	28.3 x 17.8	<b>Dining Room Level</b>	1
<b>Dining Room Size</b>	28.3 x 17.8	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	20.5 x 14.2	<b>Family Room Level</b>	1
<b>Family Room Size</b>	14.7 x 12.3	<b>Bathroom 1 Level</b>	1
<b>Bathroom 1 Size</b>	12 x 10.2	<b>Bedroom 1 Level</b>	1
<b>Bedroom 1 Size</b>	15.5 x 12.5	<b>Bedroom 2 Level</b>	2
<b>Bedroom 2 Size</b>	13.1 x 11.4	<b>Bedroom 3 Level</b>	2
<b>Bedroom 3 Size</b>	13 x 11.4	<b>Bedroom 4 Level</b>	2
<b>Bedroom 4 Size</b>	13.5 x 11.1	<b>Bathroom 1 Type</b>	Full
<b>Bathroom 2 Level</b>	1	<b>Bathroom 2 Size</b>	8.6 x 6.4
<b>Bathroom 2 Type</b>	Full	<b>Bathroom 3 Level</b>	2
<b>Bathroom 3 Size</b>	9.10 x 7.11	<b>Bathroom 3 Type</b>	Full
<b>Bathroom 4 Level</b>	L	<b>Bathroom 4 Size</b>	6.2 x 4.10
<b>Bathroom 4 Type</b>	Half	<b>Garage Level</b>	L
<b>Garage Size</b>	2 Car Attached	<b>Utility Room Level</b>	1
<b>Utility Room Size</b>	Main Level	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	12.10x11.8Den	<b>Other Room 2 Level</b>	L
<b>Other Room 2 Size</b>	43.6x13.9	<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	1/18/2024
<b>Status Date</b>	10/17/2023	<b>HotSheet Date</b>	10/17/2023
<b>Last Price Change Date</b>	10/17/2023	<b>Input Date</b>	10/17/2023 7:51 AM
<b>Original Price</b>	\$1,250,000	<b>Days On Market</b>	94
<b>Virtual Tour</b>	http://www.tourfactory.com/3115393	<b>City Corps. Limit</b>	No
<b>Homestead Y/N</b>	No	<b>Homestead \$ Amount</b>	\$0.00
<b>CAUV Y/N</b>	No	<b>CAUV \$ Amount</b>	\$0.00
<b>Village</b>	Other	<b>Comp-BB</b>	3

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**GENERAL**Comp-SB  
Showing Date

0

Picture Count

60

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**FEATURES**

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

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**FINANCIAL**

Financing Remarks

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**SOLD STATUS**

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1 - Agent Name	Selling Office 1 - Office Name
Seller Concessions Y/N	Seller Concessions
Financing	

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**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.

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**AGENT TO AGENT REMARKS**Showing Phone 614-255-5588  
Agent to Agent Remarks

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**ADDITIONAL PICTURES**







