

1711 MCCLELLAN RD



COUNTRY LIVING WITH CHARACTER, COMFORT, PRIVACY

INSIDE:

- Over 2,900 sqft living space
- Propane HVAC system w/backup generator
- Sunroom w/authentic sun-dried terracotta tile
- Fresh paint and new carpet throughout

OUTBUILDINGS & GARAGES:

- 9 total garage spaces
- Outbuilding #1: 30'x50' (1,500 sqft)
 - Concrete floors
 - A/C
 - Car-Lift
 - 16'x10' and 16'x8' doors
- Outbuilding #2: 28'x36' (1,008 sqft)

EXTERIOR & PROPERTY HIGHLIGHTS:

- 6.48 Acres of lush, private land
- Open lawn, mature trees
- Long, private driveway
- Classic stone-accented colonial home

LOCATION PERKS:

- Minutes to downtown Xenia
- Easy access to Dayton, Springfield, and local highways
- Close to parks, trails
- Green County Schools



John Bissman

513.800.0675

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Everything you need for storage, workshop use,
recreational vehicles, hobbies, tools, or future expansion



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