

SR 7 - .64 acre - Washington County
47598 State Route 7
New Matamoras, OH 45767

\$254,900
0.640± Acres
Washington County



SR 7 - .64 acre - Washington County
New Matamoras, OH / Washington County

SUMMARY

Address

47598 State Route 7

City, State Zip

New Matamoras, OH 45767

County

Washington County

Type

Residential Property, Recreational Land, Riverfront

Latitude / Longitude

39.473532 / -81.11054

Dwelling Square Feet

1560

Bedrooms / Bathrooms

3 / 2

Acreage

0.640

Price

\$254,900

Property Website

<https://www.mossyoakproperties.com/property/sr-7-64-acre-washington-county-washington-ohio/81361/>



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PROPERTY DESCRIPTION

.64 acres with home and pole barn for sale in Washington County, Ohio. Don't miss out on this well-maintained home overlooking the Ohio River! Sellers have completed many updates, and this home is in excellent condition. Great place to call home or just a weekend getaway! Easy drive to Marietta, Ohio, and Interstate I-77. Covered porches on front and back of home with great views of the river and West Virginia! Also included with this home is a 24 x 48 pole barn with a car lift, concrete, electric, water, and a half bath rough in.

Property features include:

- .64 total acres
- 198 +/- feet of frontage on SR 7
- 190 +/- feet of frontage on the Ohio River
- Very nice level lot
- Concrete on the riverbank for protection from erosion
- Stairs down to river riverfront for access and dock installation
- Expanded gravel driveway
- GPS Coordinates are 39.4735, -81.1105

Home features include:

- 1560 SF ranch home
- Built in 2007
- 3 bedrooms
- 2 bathrooms
- Large open living room with fireplace
- Kitchen with Mahogany cabinets and a lot of counter space
- New appliances to stay with the home
- SS stove, refrigerator & dishwasher
- New flooring throughout the home
- Main level laundry
- New metal roof
- New air conditioning unit
- New propane gas furnace and additional wall heater
- 50-gallon electric water heater
- Public water to the home
- Private septic system with leech field
- Full walkout block basement with multiple doors

Annual taxes are approximately \$1,606.74 and is located in Frontier LSD.

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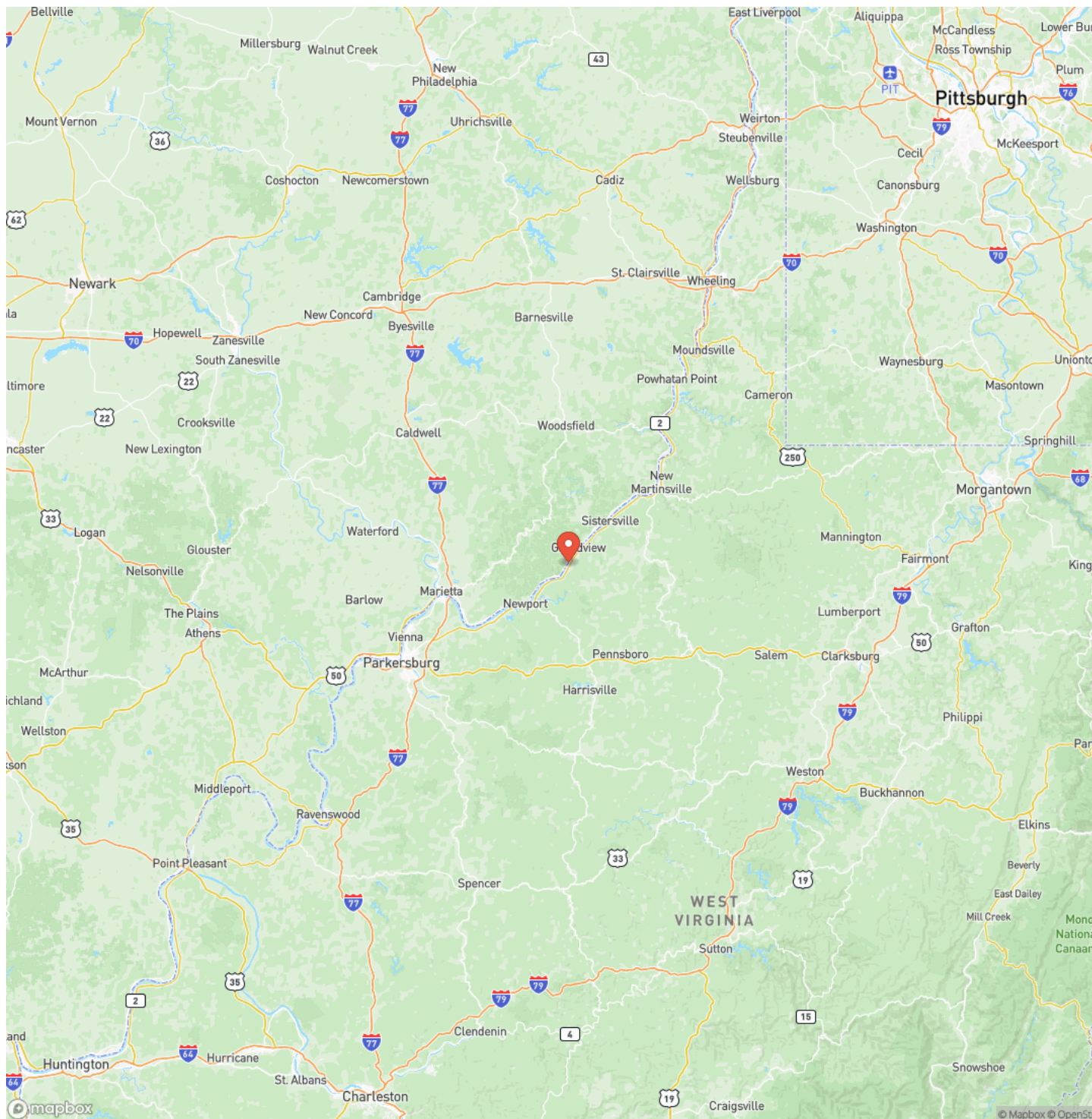


Locator Map



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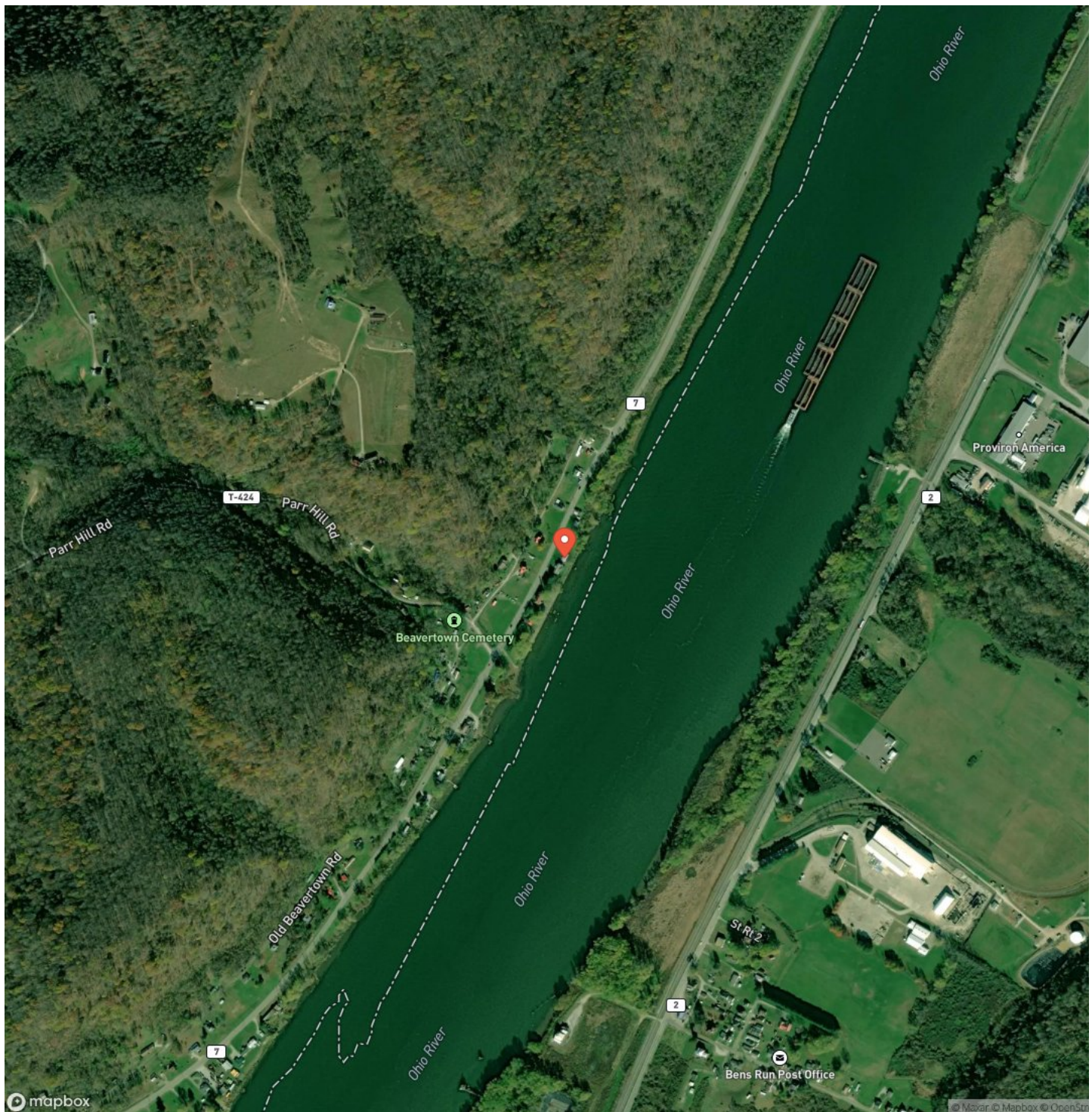
Locator Map



MORE INFO ONLINE:

www.mossoakproperties.com/land-for-sale/ohio/

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

City / State / Zip

NOTES



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www.mossyoakproperties.com/land-for-sale/ohio/

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Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
www.mossyOakproperties.com/land-for-sale/ohio/

