



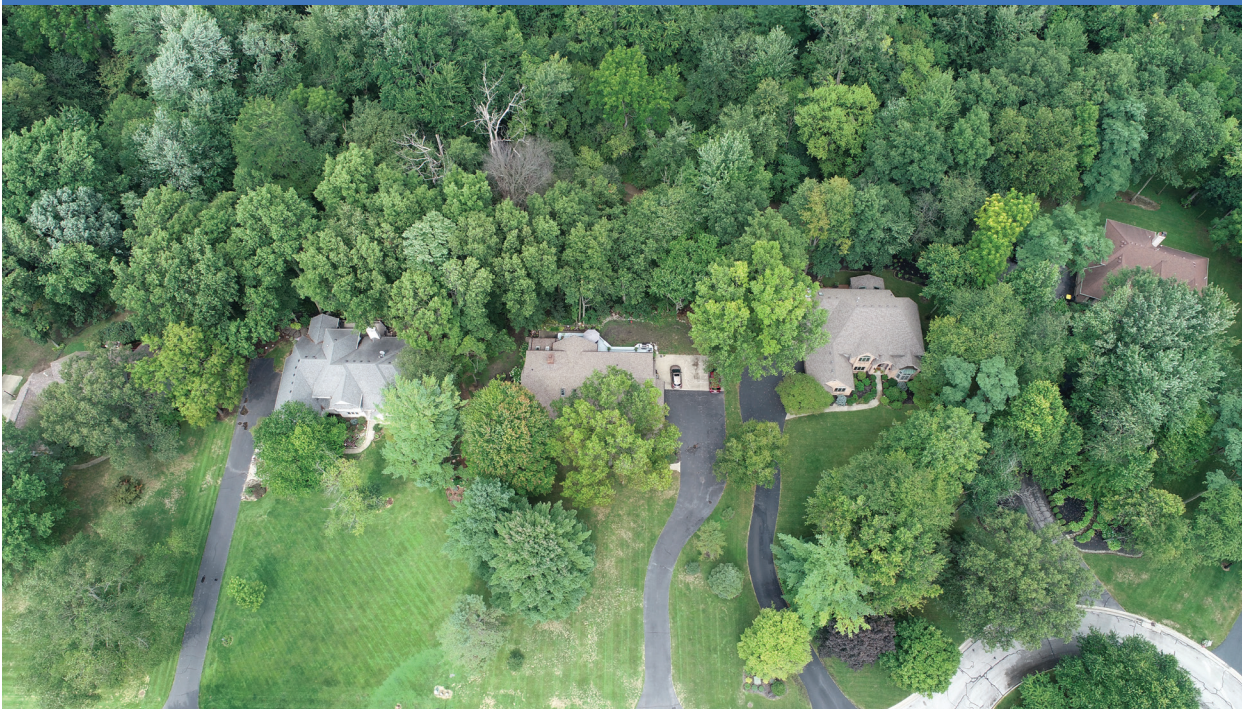
Pamela Rose Auction Company, LLC
REAL ESTATE | AUCTIONEERS | CONSULTANTS

5825 Weckerly Road, Whitehouse, Ohio 43571

Office: 419-865-1224 | Toll Free: 877-462-7673

Online at www.PamelaRoseAuction.com

Aerial View of Property



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RAVINE HOME IN BIRCH POINTE FARMS

FOR SALE REAL ESTATE

4 Bedrooms Including Sun Room with Fireplace



**11236 Birch Pointe Drive
Whitehouse, Ohio 43571**

Master Bed with Bay Window
Great Room with Fireplace
Kitchen with Pantry
2 Story Home with Basement

4 BEDROOMS INCLUDING SUN ROOM WITH FIREPLACE

REAL ESTATE FOR SALE IN BIRCH POINTE FARMS SUBDIVISION



Sensational Views! Live in nature! Ravine home surrounded by park like setting. Vaulted Great Room with floor to ceiling windows with views of every season. Calming sun room with fireplace and windows overlooking scenic property.

Gorgeous kitchen with granite tops, opens to Great Room with towering fireplace. First floor master bed with large master bath and home has a full basement. New furnace and air conditioning in 2022, new roof in 2010 (50 year roof), new refrigerator in 2021, and dishwasher is 2020.

Birch Pointe is one street over from the 4,000 acre Oak Openings Metropark.

PROPERTY FEATURES

2 Story Traditional Home with Full Basement / Crawl

3 Car Attached Garage / Side Load

First Floor Master Suite with Bay Window and Vaulted Ceilings

Sun Room and Great Room with Fireplace



Equipment Included: Dishwasher, Disposal, Dryer, Humidifier, Microwave, Opener, Range Oven, Refrigerator, Sprinkler, and Washer

ROOM DIMENSIONS

Den:	15 x 14	Crown Molding
Dining Room:	13 x 13	Formal
Kitchen:	22 x 15	Pantry
Great Room:	23 x 20	Cathedral Ceiling, Fireplace
Sun Room:	13 x 13	Skylight, Fireplace

Master Bedroom:	18 x 14	Bay Window, Vaulted Ceiling
Bedroom #2:	18 x 13	Ceiling Fan
Bedroom #3:	13 x 12	Ceiling Fan
Bedroom #4:	13 x 12	Ceiling Fan

Utility / Laundry:	11 x 6
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OTHER INFORMATION

Lot Size:	135 x 303
Acres:	0.94520+/-
Foundation:	Full Basement / Crawl

Year Built:	1990
House:	3,005+/- Square Feet
Basement:	616+/- Square Feet
No. of Bathrooms:	3 Full and 2 Half

OTHER INFORMATION

School District:	Anthony Wayne
Elementary:	Whitehouse

Half Year Taxes:	\$3,582.13
TD Parcel No.:	98-19761

Association Fee:	\$250.00	Annually
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*Don't miss your chance to purchase a unique property
in a highly sought after neighborhood!*

REAL ESTATE ASSOCIATE:

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VIEW MORE DETAILS ONLINE AT: WWW.PAMELAROSEAUCTION.COM