

# WELCOME



## 15875 NEEDLES RD.

Johnstown, OH 43031

Great Opportunity in a Peaceful Country Setting! Welcome to this custom-built ranch home located on two acres of land! Featuring an open concept great room, dining area & kitchen, fireplace, vaulted ceilings, three bedrooms, two full baths, first-floor primary suite, large lower-level recreation room & three-car attached garage. Numerous accessible features including 36" doorways, large open shower in primary suite & garage ramp. Minutes away from the quaint city of Johnstown offering shops & restaurants. Easy access to New Albany, Columbus, Sunbury as well as the village of Granville.



PRESENTED BY

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## FEATURES

- One-Story Custom-Built Ranch Home with Stucco & Brick Exterior
- Attached Three-Car Garage
- Three Bedrooms
- Two Full Baths
- Open Concept Floor Plan
- Fireplace
- Vaulted Ceilings in Great Room
- First-Floor Primary Suite
- Lower-Level Recreation Room
- Six-Panel Doors
- Accessible Features Including 36" Wide Doorways, Large Open Shower in Primary Suite & Garage Ramp
- Pool Table Conveys with Home
- Well Water - Delco Water is available across the road. Delco will bring line under the road in order for a tap to be placed at the address. Cost of tap to homeowner is \$5,410 + cost of line to the home. (Consult a plumber to get approximate cost for a line to the home.)
- Propane Heat - Ferrel Gas (Propane) 740-928-4306. Tank Currently @ 60% (\$580 to Fill Tank)
- Central Air Conditioning
- Year Built - 2001
- Square Feet - 2,040
- Lot Size - (2) Acres
- Parcel #316140001004
- 2023 Taxes - \$6,172/yr.
- Big Walnut Schools - [www.bwls.net](http://www.bwls.net)
- Property Disclosures Available on MLS

