

Highlights of 8 Hilltop Drive, West Milton, Ohio

You will have a personal view of the Scenic Stillwater River and the valley woodlands from the wall of windows and the multiple level rear decking of this unique home with a full basement and 2 car attached garage. All this on 1.76 acres with city utilities.

OTHER NOTES regarding this property :

- Situated in the Municipality of West Milton, Ohio
- Older wooden frame windows, circa 1983
- High Efficiency gas furnace w/ central air
- Generac whole house generator
- City Utilities
- Two car attached garage, parking pad
- Vinyl siding and metal roof
- Over 180 feet of river frontage

Two Parcel Sale: In Lots 550 & 551
 L39-006460 & L39-006470
 Approx Sq Feet 2,394 per assessor's record
 Yearly Taxes \$2,435.44
 Year Built for Home - 1947/1983
 Lot Size 1.76 acres
 Situated on a Non-Through Street
 West Milton, Ohio 45383

Room Size	Room	Level	Notes
6x9	Entry	1	Access to living room and kitchen
13x23	Living Room	1	Older carpet over hardwood floor, French doors to rear of home
11x50	Family Room	1	Stretches width of home, wall of windows over looks river valley
8x14	Kitchen, galley style	1	Lighted cabinets, SS Sink, range, refrigerator, dishwasher
7x11	Storage Room	1	Off family room, near garage
*****	Pantry Room	1	Off main hall, step-in, ceiling light & shelves
10x19	NE Bedroom	1	Carpeted, multiple closets & overhead storage
5x9	Master Bathroom	1	Oak cabinets, double sinks, step-in whirlpool tub
10x11	N. Central Bedroom	1	Hardwood flooring (needs refinished) double closet & overhead storage
11x12	NW Bedroom	1	Carpet over hardwood flooring, built-ins, closets & overhead storage
5x9	Hall Bath	1	Vanity, fiberglass shower surround for tub
****	Attic	2	Accessible from pull-down stairs in main hallway
	Basement	LL	Concrete Floors, multiple rooms including workshop
	Workshop	LL	Large room at north end of basement, garage & exterior access
	Open Front Porch	1	
	Rear Decking	****	Accessible from all levels

**Offered at Absolute Auction on
Saturday, February 26, 2022 at 10:00 AM**



JERRY STICHTER
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 REALTOR - APPRAISER



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