

**56 Briarwood Dr - Athens, OH 45701 -**

3 Beds, 3 Baths, 1,986 Sq. Ft. on 0.66 acres -- \$212,500

**MLS #:** 2425236  
**Status:** Sold/Closed  
**List Price:** **\$210,500**  
**Listing Type:** For Sale  
**Property Type:** Site Built  
**Classification:** Resale Home  
**HOA/Month:** -- Includes:

**Status Changed:** 07/22/2019  
**Sold Price:** **\$212,500 - 07/22/19**  
**Style:** 1 story above ground, Ranch  
**Zoning:** Residential: R-1



**General Listing Information:**

|   |                                     |                          |
|---|-------------------------------------|--------------------------|
| <b>Beds:</b> 3                          | <b>Sq Ft Total:</b> 1,986           | <b>Acres:</b> 0.66       |
| <b>Baths:</b> 3                         | <b>Sq Ft Main:</b> 1,986            | <b>Lot Sq Ft:</b> 28,544 |
| <b>Full Baths:</b> 3                    | <b>Sq Ft Level 2:</b>               | <b>Lot Dim:</b>          |
| <b>1/2 Baths:</b>                       | <b>Sq Ft Lower:</b>                 | <b>Frontage:</b> 128     |
| <b>1/4 Baths:</b>                       | <b>Sq Ft Other:</b>                 | <b>Depth:</b> 223        |
| <b># Garage:</b> 2 Attached, Auto Open  | <b>Sq Ft Unfinished:</b>            | <b>Yr Built:</b> 1960    |
| <b># Carport:</b>                       | <b>Sq Ft Source:</b> County Records | <b>Yr Remodeled:</b>     |
| <b>Mstr Bdrm Level:</b> Main            | <b>Bsmt Type:</b> None              |                          |
| <b>Floorplan &amp; Room Dimensions:</b> | <b>Total Rooms:</b> 7               |                          |

| Level | Name      | Dims | Ceil. | Remarks                          | Level | Name           | Dims | Ceil. | Remarks                                 |
|-------|-----------|------|-------|----------------------------------|-------|----------------|------|-------|---|
| Main  | Bath Full |      |       | Off Master Bedroom               | Main  | Family         |      |       | Built-in Shelves                        |
| Main  | Bath Full |      |       | Walk-In Tile Shower              | Main  | Kitchen        |      |       | Cherry Cabinets, Solid Surface Counters |
| Main  | Bath Full |      |       |                                  | Main  | Living         |      |       | Vaulted Ceiling, Gas Fireplace          |
| Main  | Bedroom   |      |       | Hardwood Floors, freshly painted | Main  | Master Bedroom |      |       | Hardwood Floors                         |
| Main  | Bedroom   |      |       | Hardwood Floors, freshly painted | Main  | Sun Room       |      |       |   |

**Location Information:**

**Address:** 56 Briarwood Dr - Athens, OH 45701  
**County:** Athens  
**Section:**  
**Taxes/Yr.:** \$3,517.52  
**GPS:** N39° 20.384' W82° 5.551' -- Lat: 39.33973500, Lng: -82.09252150  
**Directions:** State Street to Madison, go right at Columbia and right onto Briarwood

**School District:** Athens CSD  
**Subdivision:**  
**Township:** Athens  
**Range:**  
**Tax ID#:** A028230004600, A028230004701

**Construction Information:**

**Construction:** Brick, Siding-Vinyl  
**Roof Type:** Architectural Shingle  
**Foundation:** Concrete Block, Crawl Space  
**Heating:** Furnace-Gas  
**Cooling:** Central Air

**Comments/Remarks: B for Briarwood Drive!**

**Public Descr.:** Lovely ranch style home on Briarwood Drive with stunning views looking over the City of Athens. This three bedroom, three bath home boasts a living room with vaulted ceilings, floor to ceiling windows, and a gas fireplace. Room for the dining area and conversation. The kitchen has been updated with cherry cabinets and solid surface counters. Modern and efficient. A family room with another fireplace and built-ins adds to the living space. A sunroom with vaulted ceilings is a great place to enjoy the outdoors and a good book on a sunny day. The bedrooms all have hardwood floors and spacious closets. The owner's suite has a full bath. A new roof in September 2018 and many rooms have been freshly painted. A large 2 car garage with lots of storage. Just think, your next home would have no steps to manage, wouldn't that be nice?? Close to all amenities Athens has to offer. This won't last long at this price!

**Utilities Services:**

- Contact Utility Company
- Power: AEP
- Garbage Collection
- Sewer: Municipal
- Internet-Cable
- TV-Cable
- Internet-Wireless
- Water: City/Public
- Natural Gas

**Features Property, Features Interior, Appliances:**

- Garden Area
- Trees
- Ceiling Fans
- Flooring- Tile
- Windows- Bayed
- Dishwasher
- Refrigerator
- Gutters & Downspouts
- View of City
- Countertops- Solid Surface
- Flooring- Wood
- Dryer
- Washer
- Outdoor Lighting
- Fireplace- Gas
- Skylights
- Garbage Disposal
- Water Heater- Nat. Gas
- Patio
- Flooring- Carpet
- Vaulted Ceilings
- Microhood
- Porch- Covered
- Flooring- Laminate
- Window Coverings
- Oven/Range- Electric



Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act.

All measurements (including sq. ft.) are a courtesy estimate only and should not be relied upon without independent verification by the Buyer.

MLS #: 2425236 continued...

**Closing Information:**

|                     |                            |                     |            |
|---------------------|----------------------------|---------------------|------------|
| <b>Sold Price:</b>  | <b>\$212,500 (100.95%)</b> | <b>Date Closed:</b> | 07/22/2019 |
| <b>Sold PPSF:</b>   | \$107                      | <b>Sold PPA:</b>    | n/a        |
| <b>Concessions:</b> | \$6,375                    | <b>Loan Type:</b>   | Conv.      |

Listed By: Susan Barga - The Athens Real Estate Co., Ltd.

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:

**April Lane**Prodigy Properties  
5254 Ridge Ave  
Cincinnati, OH 45213Office: (513) 841-7012  
julie@prodigyprop.com

22673

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**14 Briarwood Dr - Athens, OH 45701 - 4 Beds, 2 Baths, Sq. Ft. on 0.29 acres -- \$209,000**

**MLS #:** 2424682  
**Status:** Sold/Closed  
**List Price:** **\$219,000**  
**Listing Type:** For Sale  
**Property Type:** Site Built  
**Classification:** Resale Home  
**HOA/Month:** -- Includes:  
**Status Changed:** 05/31/2018  
**Sold Price:** **\$209,000 - 05/31/18**  
**Style:** 1 story + basement  
**Zoning:** Residential: R-1



**General Listing Information:**

**Beds:** 4      **Sq Ft Total:**      **Acres:** 0.29  
**Baths:** 2      **Sq Ft Main:**      **Lot Sq Ft:**  
**Full Baths:** 2      **Sq Ft Level 2:**      **Lot Dim:**  
**1/2 Baths:**      **Sq Ft Lower:**      **Frontage:** 93  
**1/4 Baths:**      **Sq Ft Other:**      **Depth:** 137  
**# Garage:** 2 Attached      **Sq Ft Unfinished:**      **Yr Built:** 1966  
**# Carport:**      **Sq Ft Source:**      **Yr Remodeled:**  
**Mstr Bdrm Level:** Main      **Bsmt Type:** Full Basement, Partially Finished  
**Floorplan & Room Dimensions:**      **Total Rooms:** 12

| Level | Name        | Dims | Ceil. | Remarks                      | Level | Name         | Dims | Ceil. | Remarks                           |
|-------|-------------|------|-------|------------------------------|-------|--------------|------|-------|-----------------------------------|
| Main  | Bath Full   |      |       | master bath                  | Main  | Kitchen      |      |       | tile                              |
| Main  | Bath Full   |      |       | tile floors                  | Main  | Living       |      |       | hardwood floors, big front window |
| Main  | Bedroom     |      |       | hardwood floors, master bath | Lower | Family       |      |       | wood burning fireplace            |
| Main  | Bedroom     |      |       | hardwood floors              | Lower | Game Room    |      |       |                                   |
| Main  | Bedroom     |      |       | hardwood floors              | Lower | Laundry Room |      |       | sump pump                         |
| Main  | Bedroom     |      |       | hardwood floors              | Lower | Office       |      |       | big closet for storage            |
| Main  | Dining Room |      |       | hardwood floors              | Lower | Storage      |      |       | big enough for a second office    |

**Location Information:**

**Address:** 14 Briarwood Dr - Athens, OH 45701      **School District:** Athens CSD  
**County:** Athens      **Subdivision:** Briarwood Heights Addition  
**Section:**      **Township:** Athens      **Range:**  
**Taxes/Yr.:** \$3,126.86      **Tax ID#:** A028230002500  
**GPS:** N39° 20.668' W82° 5.588' -- Lat: 39.34446736, Lng: -82.09313651  
**Directions:** Columbia to Briarwood Drive. House on the left just around first curve.

**Construction Information:**

**Construction:** Composite      **Roof Type:** Asphalt Shingle      **Foundation:** Concrete Block  
**Heating:** Baseboard-Gas, Boiler, Radiant  
**Cooling:** Central Air

**Comments/Remarks: Briarwood, Ranch with 4 Bedrooms, Family Room, & Big Yard!**

**Public Descr.:** Great Location in Briarwood Estates! Join in their yearly community Block Party, Halloween Party, and other neighborhood events! 4 bedrooms, all on the main level with 2 full, remodeled baths. Hardwood floors in bedrooms, dining and living rooms. Master bedroom suite. Large living room and a picture window with a view! Take a walk down the street for even better views overlooking Athens. Brand new roof! New front and rear doors. Easy access off the kitchen to the large, flat, usable, backyard. Entertain friends and family on the deck. Enjoy the shade of mature trees. The family room on the lower level features a stone, wood burning, fireplace. Also an office with big closet, a whole room for storage, a workshop, and a laundry room with still more storage. Plenty of space to create a second office, craft room, or playroom. Just imagine!

**Utilities Services:**

- Garbage Collection
- Internet-Cable
- Internet-DSL
- Internet-Wireless
- Natural Gas
- Power: AEP
- Sewer: Municipal
- TV-Cable
- Water: City/Public

**Features Property, Features Interior, Appliances:**

- Fenced- Part
- Trees
- Flooring- Wood
- Refrigerator
- Fireplace- Wood
- Flooring- Tile
- Oven/Range- Gas
- Washer
- Dryer
- Microhood
- Water Heater- Nat. Gas



MLS #: 2424682 continued...

**Closing Information:**

|                     |                           |                     |            |
|---------------------|---------------------------|---------------------|------------|
| <b>Sold Price:</b>  | <b>\$209,000 (95.43%)</b> | <b>Date Closed:</b> | 05/31/2018 |
| <b>Sold PPSF:</b>   |                           | <b>Sold PPA:</b>    | n/a        |
| <b>Concessions:</b> | \$2,500                   | <b>Loan Type:</b>   | Conv.      |

Listed By: Denice Kachenko - LCR Realty

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:

**April Lane**

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**2 Briarwood - Athens, OH 45701 - 3 Beds, 2 Baths, 1,189 Sq. Ft. on 0.22 acres -- \$154,500**

**MLS #:** 2423855  
**Status:** Sold/Closed  
**List Price:** **\$161,500**  
**Listing Type:** For Sale  
**Property Type:** Site Built  
**Classification:** Resale Home  
**HOA/Month:** -- Includes:

**Status Changed:** 04/02/2018  
**Sold Price:** **\$154,500 - 03/30/18**  
**Style:** 1 story + basement, Ranch  
**Zoning:**



**General Listing Information:**

|   |                           |                          |
|---|---------------------------|--------------------------|
| <b>Beds:</b> 3                          | <b>Sq Ft Total:</b> 1,189 | <b>Acres:</b> 0.22       |
| <b>Baths:</b> 2                         | <b>Sq Ft Main:</b> 1,189  | <b>Lot Sq Ft:</b> 9,690  |
| <b>Full Baths:</b> 2                    | <b>Sq Ft Level 2:</b>     | <b>Lot Dim:</b> 102 x 95 |
| <b>1/2 Baths:</b>                       | <b>Sq Ft Lower:</b>       | <b>Frontage:</b> 102     |
| <b>1/4 Baths:</b>                       | <b>Sq Ft Other:</b>       | <b>Depth:</b> 95         |
| <b># Garage:</b> 1 Attached, Auto Open  | <b>Sq Ft Unfinished:</b>  | <b>Yr Built:</b> 1961    |
| <b># Carport:</b>                       | <b>Sq Ft Source:</b>      | <b>Yr Remodeled:</b>     |
| <b>Mstr Bdrm Level:</b> Main            | <b>Bsmt Type:</b>         |                          |
| <b>Floorplan &amp; Room Dimensions:</b> | <b>Total Rooms:</b> 8     |                          |

**Location Information:**

**Address:** 2 Briarwood - Athens, OH 45701  
**County:** Athens  
**Section:**  
**Taxes/Yr.:**  
**GPS:** N39° 20.634' W82° 5.668' -- Lat: 39.34389370, Lng: -82.09446980  
**Directions:** Columbia Avenue to onto Briarwood It is the first house on the left (yellow) must start down Briarwood and make turn around to enter driveway

**School District:** Athens CSD  
**Subdivision:**  
**Township:**  
**Range:**  
**Tax ID#:** A028230002300

**Construction Information:**

**Construction:** Siding-Wood  
**Roof Type:** Asphalt Shingle  
**Foundation:** Concrete Block  
**Heating:** Baseboard-Electirc, Baseboard-Gas, Boiler, Furnace-Gas, Other  
**Cooling:** Central Air

**Comments/Remarks: 2 Briarwood Drive**

**Public Descr.:** Thoughtfully planned home offers 3 bedrooms and 2 baths--one newly renovated with all new fixtures. Beautiful hardwood floors throughout the main level. Freshly painted exterior and interior--very clean. Bright living room with a wall of windows, wood fireplace, and built-in bookshelves. Large family room with built-in cabinetry and brick accent walls. Highly efficient kitchen with all appliances included, plus 2 bonus rooms for offices, craft room or extra bedrooms. Lots of built-in storage. Large utility room with W/D hook-ups and space for a workshop. There is also an attached garage with an automatic door opener for your convenience and central AC for your comfort. Larger than it looks, this home provides 1189 square feet of living space on the main level and a full finished basement as well. The side yard and patio areas offer pleasant spaces to enjoy the outdoors. The amount of livable space must be seen to truly be appreciated!

**Utilities Services:**

- Garbage Collection
- Sewer: Municipal
- Internet-Cable
- TV-Cable
- Natural Gas
- Water: City/Public
- Power: 220 volt
- Power: AEP

**Features Property, Features Interior, Appliances:**

- Corner Lot
- Attic Fan(s)
- Flooring- Wood
- Dishwasher
- Water Heater- Nat. Gas
- Gutters & Downspouts
- Countertops- Laminate
- Window Coverings
- Oven/Range- Electric
- Outdoor Lighting
- Fireplace- Wood
- Range Hood
- Patio
- Flooring- Carpet
- Refrigerator
- Trees
- Flooring- Vinyl
- W/D Hookups

**Closing Information:**

**Sold Price:** **\$154,500 (95.67%)**  
**Sold PPSF:** \$129.94  
**Date Closed:** 03/30/2018  
**Sold PPA:** n/a

**Concessions:**  
**Loan Type:** Conv.

Listed By: Stephanie Goldsberry - Hayes Real Estate

For more information contact: April Lane - Prodigy Properties - Office: (513) 841-7012



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**MLS #: 2423855 continued...**

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