

[Property History](#)

## Listing Summary

[Attached Docs](#)[Map](#)

Listing #1601623

1270 Skiffsville Rd, Lewis Twp, OH 45120 **Sold** (11/30/18) **DOM/CDOM:** 3/3**\$109,000 (LP)****Bed:** 3**Baths:** 1 (1 0) (FH)**Sq Ft:** 768**Lot Sz:** 0.9800**\$110,300 (SP)****Area :** E11**Yr:** 1949**SP % LP:** 101.19

## Remarks

Cozy 3 bed, 1 bath cape cod on almost an acre! Located in scenic Brown County, this home features an updated kitchen, study/computer room, wood ceilings, full basement, enclosed porch, and an attached garage with electric as well as a detached garage. Peaceful & serene country living, this place is ready to be called home!

[Picture](#)[Pictures \( 25 \)](#)

<b>Agent</b>	J Nathan Jeffries (ID: 244239) Primary:513-739-2010 Secondary:513-231-2800 License #: 2014004239		
<b>Co-Agent</b>	Don Larrison (ID: 383180) Primary:513-739-6030 Secondary:513-231-2800 License #: 0000383180		
<b>Office</b>	Comey & Shepherd (ID:COMY03) Phone: 513-231-2800, FAX: 513-231-4419 Broker Lic.: 0000255294		
<b>Co-Office</b>	Comey & Shepherd (ID:COMY03) Phone: 513-231-2800, FAX: 513-231-4419 Broker Lic.: 0000255294		
<b>Property Type</b>	Residential	<b>Property Subtype(s)</b>	Single Family
<b>Single Family Desc</b>	Single Family		
<b>Status</b>	<b>Sold</b> (11/30/18)		
<b>Available for Lease</b>	No		
<b>Short Sale</b>	No		
<b>3rd Party Appr Req</b>	No		
<b>Pending Contingency</b>	Set to close		
<b>Showing Start Date</b>	10/31/18	<b>Entry Date</b>	10/31/18
<b>Listing Date</b>	10/31/18		
<b>Agreement Type</b>	Excl. Right To Sell		
<b>Limited Service</b>	No		
<b>Area</b>	Brown-E11		
<b>Suburb (SIC)</b>	Lewis Twp.		
<b>Commission</b>	<b>Commission-Coop</b> 3%		
<b>HERS Rating (RESNET)</b>	0		
<b>Steps To Bldg Door</b>	#0		
<b>Steps To Unit Door</b>	#0		
<b>County</b>	Brown	<b>Tax ID#</b>	200404280000
<b>Beds</b>	3	<b>Baths (FH)</b>	1 (1 0)
<b>Bldg Sq Ft (Realist)</b>	768	<b>Lot Acres (approx)</b>	0.9800
<b>Lot Sq Ft (approx)</b>	42689		
<b>AbvGrd SqFt(Realist)</b>	768		
<b>Lot Area (Realist)</b>	43560.000		
<b>Bsmt Sq Ft (Realist)</b>	768		
<b>2ndFlrArea (Realist)</b>	0		
<b>CensusTract(Realist)</b>	9519.00		
<b>Year Built</b>	1949		

**Cross Street** SR 505  
**District** Ripley Union Lewis H (District Phone: Call SD 937-392-4396)  
**Property Ownership** Consumer

**Directions to Property** us 52 E to SR 232, R on SR 756, R on N Market St, L on W Walnut, L on Felicity Higginsport, follow until it turns into Skiffsville, property on right.

**Agent Remarks** If submitting an offer through Dotloop, please use the following link:  
<https://www.dotloop.com/my/loop/p/56XKBwud7L6?v=6Q2vR>

#### Selling Information

<b>Selling Price</b>	110,300	<b>Selling Date</b>	11/30/18
<b>Listing Price</b>	109,000	<b>Pending Date</b>	11/03/18
<b>SP % LP</b>	101.19	<b>Original Price</b>	109,000
<b>Financing</b>	Other		
<b>Comments</b>			
<b>Selling Agent</b>	Sarah Kirkendall (217981)	<b>Selling Office</b>	Coldwell Banker West Shell (COLD23)
<b>Selling Co-Agent</b>		<b>Selling Co-Office</b>	

#### Additional Info

**Showing Instructions** Use Sched Show Link  
**Opt Show Instruction** Comb Lockbox Code Av  
**Showing Instructions** 979-2600  
**New Construction** No  
**Township** Lewis  
**Semi-Annual Taxes** 440.00  
**Complete Renovation** No  
**Renovation Year** 0  
**Assessment Amt** Of Record  
**Tax Abatement** No  
**Through Payable Year** 0  
**Suburb** Lewis Twp.  
**Total Rooms** #6  
**Fireplaces** #0  
**Garage Spaces** #2  
**Garage/Carport** Garage Attached, Garage Detached  
**Carport Spaces** #0  
**HOA Yes/No** No  
**Total Amount** \$0.00

#### Property Dimensions

**Lot Dimensions** .98  
**Living Room** 19x12 Level: 1  
**Kitchen** 14x13 Level: 1  
**Study(Lib/Den)** 10x9 Level: 1  
**Master Bedroom** 12x12 Level: 1  
**Bedroom 2** 12x12 Level: 2  
**Bedroom 3** 12x9 Level: 2  
**Bath 1** Full  
**Bath 1 Level** #1  
**Bedroom Level 1** Yes  
**Family Room** No  
**Bathroom Level 1** Yes  
**Formal Dining Room** No  
**Bath Lvl 1 Type** Full

#### Required Features

**Levels** One and One Half  
**Basement** Full  
**Foundation** Block  
**Roof** Shingle  
**Gas** None  
**Primary Water Source** Public  
**Sewer** Septic Tank  
**Windows** Double Hung, Insulated, Vinyl  
**Occupancy** Negotiable  
**Architecture** Cape Cod, Traditional  
**Construction** Vinyl Siding  
**Other Parking** Driveway  
**Heating** Oil  
**Cooling** Central Air  
**Water Heating** Electric

#### Optional Features

**Entry (Foyer)** Laminate Floor, Transom/Sidelit

<b>Living Room Feat</b>	Laminate Floor
<b>Kitchen Features</b>	Pantry, Vinyl Floor, Walkout
<b>Study Features</b>	Laminate Floor
<b>Master Bathroom</b>	Shower
<b>Basement Feat</b>	Concrete Floor, Unfinished
<b>Inside Feature</b>	Natural Woodwork
<b>Outside Feature</b>	Enclosed Porch, Porch, Wooded Lot
<b>Land Description</b>	.5 to .9 Acres
<b>Miscellaneous</b>	Cable, Ceiling Fan, Smoke Alarm
<b>View</b>	Valley, Woods
<b>Appliances</b>	Dryer, Microwave, Oven/Range, Refrigerator, Washer
<b>Buildings</b>	Green House
<b>Levels In Building</b>	#0

#### **Farm/Agricultural**

<b>Documents Available</b>	Aerial Photo, Plan/Plat
<b>Access</b>	Paved Road

#### **Terms/Financing**

<b>Zoning</b>	Residential
<b>Special Financing</b>	No

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