

3,800±sf Home on Hole 7 of Springfield Country Club

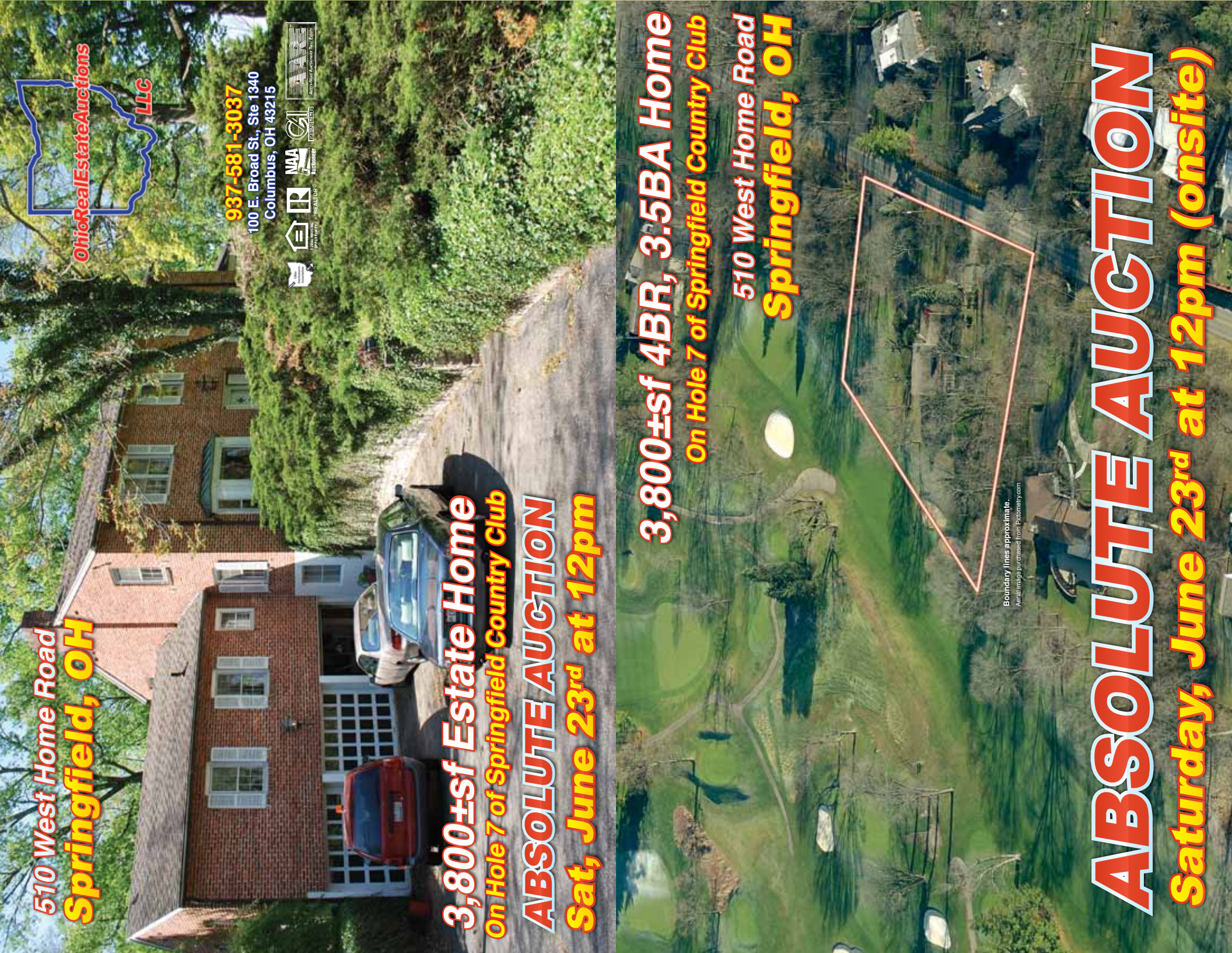
510 West Home Road
Springfield, OH

Sells regardless of price! NO MINIMUM!
Owners Retiring to Florida



ABSOLUTE AUCTION Saturday, June 23rd at 12pm (onsite)

877-BID-OHIO
OhioRealEstateAuctions.com
Auctioneers: Barry Baker, CAI, AARE, CCIM
& Ron Denney, Apprentice



510 West Home Road
Springfield, OH

3,800±sf Estate Home
On Hole 7 of Springfield Country Club
ABSOLUTE AUCTION
Sat, June 23rd at 12pm

3,800±sf 4BR, 3.5BA Home
On Hole 7 of Springfield Country Club
510 West Home Road
Springfield, OH

ABSOLUTE AUCTION
Saturday, June 23rd at 12pm (onsite)



937-581-3037
100 E. Broad St., Ste 1340
Columbus, OH 43215



Boundary lines approximate.
Aerial image purchased from Pictometry.com

ABSOLUTE AUCTION

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**510 West Home Road
Springfield, OH
45504**

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3,800±sf Home on Hole 7 of Springfield Country Club



Live on a private golf course!

This great brick two-story house sits on hole #7 at the Springfield Country Club. It was built in 1940 and boasts 3,800± finished square including the walkout basement. There are 4 bedrooms and 3.5 baths. The back of the house has a walkout patio area with a 2nd and 3rd story covered veranda. The 4 seasons room overlooks 2 sand traps and the fairway. Landscaping is fun and abundant with a rock garden, flowers, numerous mature trees and stone walkways. The three-car garage is on the lower level with individual openers for each. The main level has a generous living room with large wood burning fireplace, great windows, exits to the rear veranda and the four seasons room. There is a great dining room with views of #7 green, butler's pantry and

servant's call button. The kitchen is period and could be kept as such or updated. There is a possible small master bedroom on the main level which used to be the servant's quarters with a full bath and a sitting room. Upstairs features the master bedroom with walk-in closet and separate closet. There are also 2 other bedrooms and a bath upstairs. Above that is a walk up attic that is great for storage or a play area. The basement has a rec room, fireplace, full custom wet bar and walks out to the stone patio. Gas heat and central air. Water is by private well. Irrigation system installed for the lawn. Tax appraisal from Clark Co. is \$253,690. Annual taxes are \$4,571. Current owners have owned the house since 1981. There are 2 parcels that total 1.23± acres.

Directions

From I70 and OH-68 go north on OH-68 to right onto OH-41 to left on St. Paris Road to left on West Harding Road, which becomes St. Paris Pike to right onto West Home Road. OR from North Limestone Street, go west on Home Road.

Viewing Times

Sundays, June 3rd & 10th (1-1:30pm)
Wednesdays, June 13th & 20th (6-6:30pm)
Saturday, June 23rd (9am-12pm)
You may also see the property by private appointment with your REALTOR at your convenience.

View more information, helpful links, and dozens of pictures on our website!

Basic Terms

Sells Regardless of Price to the Highest bidder with no minimums or reserves. In order to bid you must bring a cashier's check made payable to "Home Site Title Agency" in the amount of \$10,000 which will become your non refundable deposit if you are the high bidder. The house is sold As Is with no contingencies. All inspections must be done prior to Auction. Close within 30 days. Short tax proration. General Warranty deed given at closing with no liens or back taxes.

REALTORS®

Cooperation is encouraged & expected.
Please see REALTORS® Only section of our website for compensation instructions.

Auctioneers

Barry Baker, CCIM, AARE, CAI
(937) 581-3037
Barry@OhioRealEstateAuctions.com
Ron Denney, Apprentice
(937) 572-4468



Personal property auction will start at 10am
Full list of sale items available at www.OhioRealEstateAuctions.com



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