

Castle House

456 West Whipp Road
Washington Twp

Sells at or above a starting bid of \$200,000!

REAL ESTATE AUCTION

Thur, January 10th at 5pm (onsite)

OhioRealEstateAuctions

LLC

877-BID-OHIO

OhioRealEstateAuctions.com

Auctioneer: Barry Baker, CAI, AARE, CCIM

3,800±sf French Normandy Style House

5BR, 3.5BA, 1.559± Acres, 2-Car Garage & More

456 West Whipp Road
Washington Twp

Centerville Schools

The highly-adored and widely-known

"Castle House"

REAL ESTATE AUCTION

Thursday, January 10th at 5pm

OhioRealEstateAuctions

LLC

937-581-3037

1128 Pinnacle Club Dr., Grove City, OH 43123



5BR, 3.5BA, 1.559± Acres, 2-Car Garage & Pool

The "Castle House" has French Normandy architecture and vintage charm! The first part of the house was built as a summer cottage in 1933 and was later converted to a family home in 1940. The builder was a courier in France during WWI and based the style of the house on what he saw there.

Closing

Within 30 days. Closing will take place with Home Site Title Agency. 937-374-4635

REALTORS

Cooperation is encouraged & expected.

Please see REALTORS section of our website for compensation instructions.

Basic Terms

Sells to the highest bidder at or above the opening bid of \$200,000. In order to bid you must bring a cashier's check made payable to "Home Site Title Agency" in the amount of \$20,000 which will become your non refundable deposit if you are the high bidder. The real estate is sold As Is with no contingencies. All inspections must be done prior to auction. Close within 30 days. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Short tax proration. Buyer pays all closing costs. Trustee's deed given at closing with no liens or back taxes. Annual taxes: \$5,750

Public Viewing Dates

Sundays December 16th, 23rd, 30th (2-3pm)

Sunday, January 6th (2-3pm)

Thursday, January 10th (4-5pm)

Appointments anytime with your REALTOR.

No small children, please.

Auctioneers

Barry Baker, CCIM, AARE, CAI

Ron Denney

Castle House

3,800±sf French Normandy Style House

5BR, 3.5BA, 1.559± Acres

2-Car Garage & Pool



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The living room of the house has hand-hewn ceiling beams, built in bookshelves and a grand fireplace. There is a spiral staircase framed by a rounded stone wall that leads to a large office space above the living room. The formal library has built in bookshelves and a fireplace with great views of the back of the property. The galley style kitchen has an L shaped counter with updated counters, cabinets and appliances. The kitchen also includes a breakfast area and a half bath.

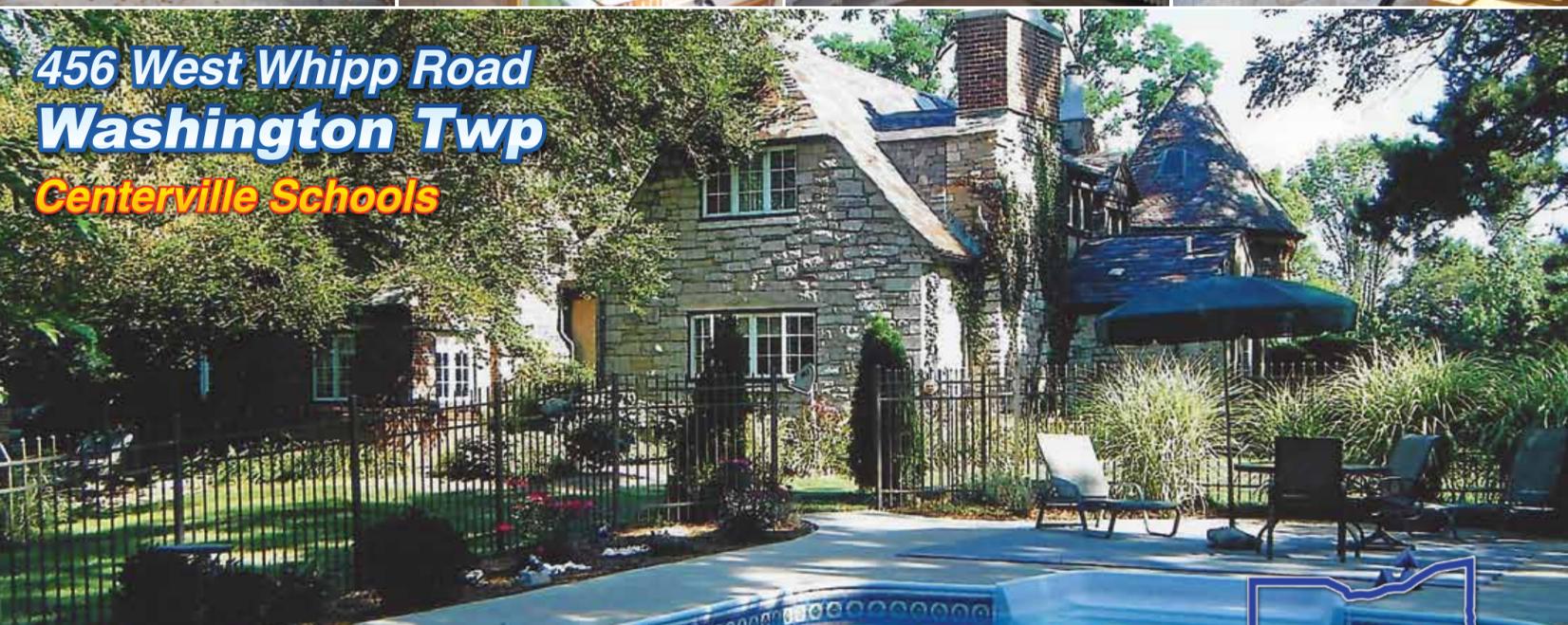
The master bedroom suite features an architect designed bathroom with large open tiled step down shower with 2 shower heads and a jacuzzi style tub. Aprox renovation costs were \$30,000. The master walk in closet is the interior of the castle style turret with custom shelves. Across from the master bedroom is another bedroom that has previously been used as a second office. There are 2 more bedrooms and a bath on the second level. The basement has walk out access and houses the laundry area and mechanicals.

The estate sits on 1.559 acres at the corner of W. Whipp and Woodbourne Trail in Washington Township and has grand entrance gates and a stately circular driveway with a great flag pole in the center island. The exterior landscaping is grand and mature. The lot has over 300' of frontage on Whipp and about 197' along Woodbourne Tr. The detached carriage house is ideal for guests or that college student. It has a basement, sitting area on the first level, European kitchen and bath on the second level and a sleeping loft on the third. Outside there is a 2 tiered patio to enjoy the over 1.5 acres. The heated pool was added in 2006 at a cost of around \$40,000 with an aluminum bronzed 6' fence and gate.



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Registration time is 4:30pm on auction day.

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

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