

18472 State Route 104, Circleville, OH 43113

48.592 Acres



\$1,595,000

Welcome to 18472 State Route 104! This exceptional home has quality of both finish and design throughout. This fantastic home offers 3,182+/- total finished square feet with 100' x 200' indoor horse arena that is connected to the stall barn with 14 Classic Equine stalls, an outdoor 85' x 100' working pen, another 60' x 80' covered arena with 20' x 80' overhang off the back and 2 attached runs, as well as an additional shop building that is 40' by 80'.



**Please call for more details and to
schedule
your private showing today.
614-559-3350 EXT. 10**

Click Here for Video

BEST CORPORATE REAL
ESTATE VALERIE TIVIN
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 10
EMAIL:
VTIVIN@BESTCORPORATEREALESTATE.COM

*Horse Arena:
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This 100'x200' indoor arena, built in 2017, and is connected to the stall barn offers insulated walls and ceilings, 64 LED lights, (2) programmable "Big Ass Fans" low dust mason sand footing, (7) 16' roll up steel doors, set up for Pro-Cutter flag, roping boxes and cow pen, a deck/viewing arena and also features electrical outlets at all doors!



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*Stable Outbuilding:
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This spacious barn includes (14) 12 x 12 Classic Equine stalls, all with rubber matting, (1) 12 x 16 stall, (2) 12 x 14 tack rooms with adjacent 19' x 11' saddling area, hot/cold wash rack, 24x25 office with bath, shower, washer and dryer, 4 roll up doors, 3 sliding doors and 4 walk thru doors. Two roll down doors can be closed to connected arena to keep barn warmer on winter nights.



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Saltwater Pool:
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This property features a heated saltwater pool (18'x38' in size) ranging from 3ft to 6 ft in depth. It offers an automatic push button cover, easy for access to open and close. All pool furniture is included, along with the well constructed 2 cedar Pergolas (12x 12 and 12x16) There is also a full playground set on rubberized mulch to accompany this pool, perfect for entertaining!



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*Shop Outbuilding:
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This shop outbuilding (40'x80') offers concrete flooring, electrical outlets throughout (1) RV Outlet, (3) 16' steel motorized heavy duty doors with remotes, and (2) walk through doors. This shop is very well lighted and dry.



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Aerial View



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Upgrades to the Property :
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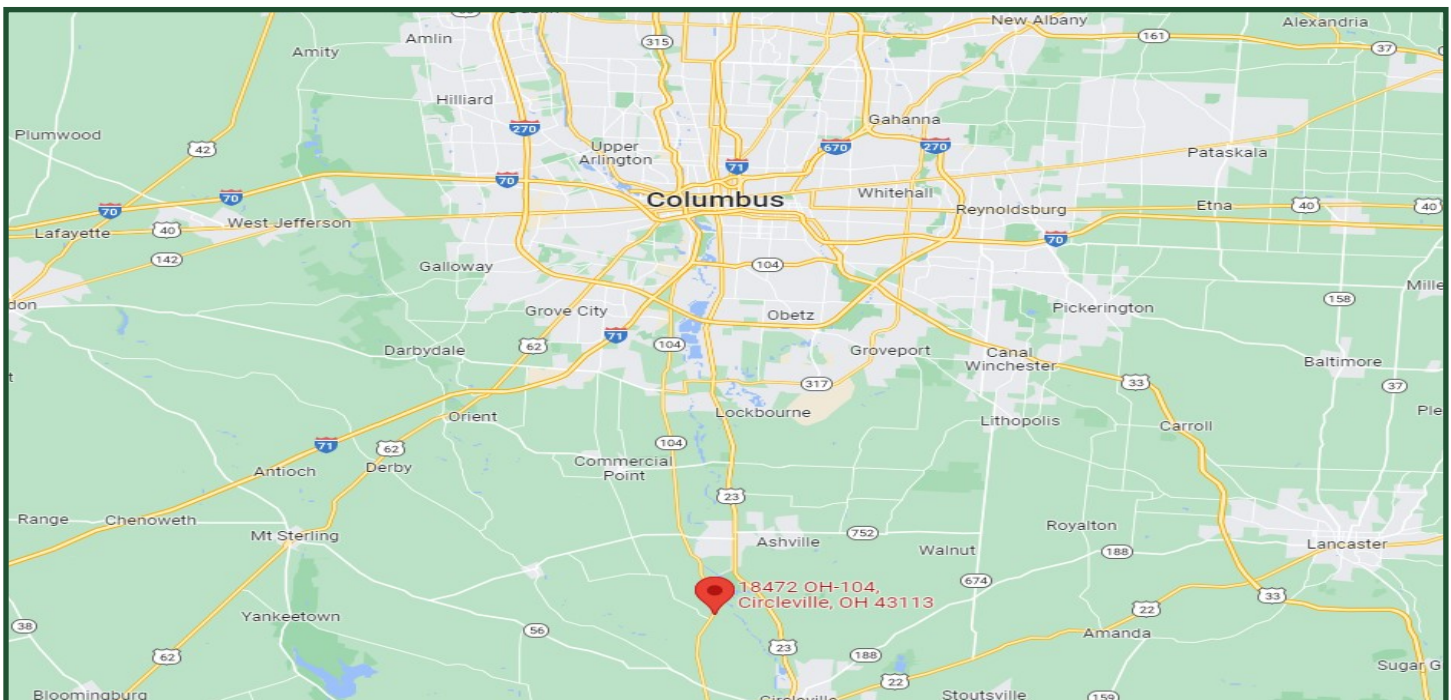
- Upgraded kitchen area with new ceramic tile backsplash, Cambria quartz, and Delta kitchen faucet.
- Wine cooler installed in kitchen area, with new counter area to match kitchen island.
- Interior house freshly painted in Fall 2021
- New LED Lighting & Fixtures
- Full Master Bathroom Renovation 2022
- Guest Bathroom renovated in 2021
- Installed saltwater, heated pool in 2019.
- Indoor Riding Arena built 2017.
- New Cedar deck on back of house.
- Playground area with rubberized mulch.



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Map View



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Parcel View

18472 State Route 104 outlined in yellow



Location:

Champion Center— 1 hr/ 54 Miles

Wilmington, OH—1 hr/ 62 Miles

Jackson Arena— 1 hr/ 64 Miles

Ohio State Fairgrounds— 34 Mins/28 Miles

Woodland Run Vet Clinic— 21 Mins/ 14 Miles

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