

# Welcome Home

## 5100 Miller Paul Road

This property and improvements would be essentially impossible to replicate today at this price point.

Below are a few details, upgrades, and improvements to consider.

### **HOME, INCLUDING ADJACENT OUTDOOR LIVING**

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This one-owner home has been a place of love and celebration through time. It has been consistently polished, maintained, and updated. There are too many improvements and additions to list here, but below are a some of the most recent.

- Automatic whole house generator runs on propane
- New geothermal furnace
- Roof and windows less than 10 years old
- Remodeled kitchen with granite and full pantry wall for storage
- Gutter toppers
- Hickory floors in kitchen and great room
- Outdoor kitchen including flat screen, heat / fan fixtures, and gorgeous counter tops; all new in the last 2-3 years (looks brand new / unused)

*Further notes:*

- Gorgeous, well-done water feature and stone surround fills the entertaining area with the pleasant sound of a trickling stream—also heard indoors with open windows
- Quality concrete drive to home and rear outbuilding
- 2 car attached garage
- Professional landscaping
- Pool table will stay if desired—other items may be negotiable outside of contract

### **OUTBUILDINGS**

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#### **Rear Outbuilding**

- Approximately 30'x40'

- 10'x16' overhead door top level, 8' overhead door lower level, and pedestrian door
- Professionally engineered to support an auto lift and 6 automobiles with a lower level that has 8' overhead door—was a woodworking shop
- Stucco and cultured stone exterior over 6" framing
- Natural light
- Water, septic, and 220 electric service
- Unfinished, framed-in bathroom; toilet and sink in place
- Electric water heater is plumbed (hot and cold spigots in place)
- Duct work in rafters in place; add a furnace
- Potential carriage house / additional living space

### **Largest Outbuilding**

- Approximately 30'x52'
- Two 14'x 12' doors and approximately 16'-18' to rafters
- Additional pedestrian door and 8' overhead door
- Designed to house RVs; could convert easily to sports courts or other uses
- Natural light
- Concrete floor
- Water and 220 electric service

### **LOT and UTILITIES**

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- 5 acres, largely wooded
- Lovely stream winds through the back of the property
- Woodland wildlife
- Expansive, open front lawn
- Septic leach field lies toward larger outbuilding from the house
- Cable, electric, Delco water, propane back up (generator)
- Natural gas available at the street

For more information, please contact Kelly Forman Roberto at 614-460-1598 or [kellyf@formanrealtors.com](mailto:kellyf@formanrealtors.com). Thank you.

