

Highlights of

4478 N. Piqua Troy Road, Troy, Ohio



**Offered at Auction w/ Confirmation
Thursday, October 7, 2021 * 5 PM**

The potential of this Victorian farm house will pique your interest w/ large rooms, many original features, basement, garage, classic livestock barn, tillable acreage, woodlands & river frontage. All this on 10 acres in Staunton Township.



OTHER NOTES regarding this property :

- Staunton Township, Miami County
- Troy, Ohio mailing address
- Miami East School District
- Annual Real Estate Taxes: \$1,748.38
- Two stairways to second floor
- Dated Williamson propane furnace, AC
- Well & Septic
- Detached garage
- 2 metal grain bins, frame chicken coop
- Large frame livestock barn w/ figure of horse on roof
- Miami Co Parcel ID K30-001400

Room Size	Room	Level	Notes
14' x 15'	Living Rm or Parlor	1	Triple bay window offset, decorative fireplace, front porch access
15' x 15'	Family Room	1	Triple bay window offset, centrally located, front & side porch access
15'6" x 15'6"	Dining Room	1	Access from enclosed side porch, washer/dryer hook-up
11' x 14'6"	Kitchen	1	White cabinets, extra wash sink, small rear entry
12' x 13'4"	Office/Den	1	Natural pine floor. Located off family room
5' x 15'	Bathroom	1	Under stairways, accessible from dining room or den
13'4" x 15'	Landing room	2	Pine floor, protective spindle rail, built-in storage cabinet
13' x 14'5"	East Bedroom	2	Triple bay window offset, closet, painted woodwork
13' x 15'	South Central Bedrm	2	Triple bay window offset, closet, pine flooring, natural woodwork
9' x 15'	Sitting room	2	Walk-through room from bedroom to rear landing room, pine floor
11'6" x 15'4"	Rear Landing room	2	Offset for enclosed rear stairs, attic access location
5' x 15'	Enclosed south porch	1	Entry from driveway, wooden floor, trap door to basement
6'6" x 11'4"	Rear entry porch	1	Off kitchen, doors to enclosed porch & rear porch, vintage cast iron sink
9'8"	Ceiling height	1	
8'10"	Ceiling height	2	Ceiling height in basement approximately 6'6"
13' x 30'	East room basement	LL	Cement floor, furnace location access via trap door from south porch
14'6" x 20'	West room basement	LL	Dirt floor, access via east room or exterior trap door to exterior

Home has painted asbestos shingle siding * Lap shingle roof on house with age unknown * Flat roof on front porch
Window bays (up & down) are approximately 4' x 8' each * Stone foundation

Information believed to be correct, but not warranted.



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