4 BR, 3 BA Woodmere Condominium

4 Beds, 3 Baths, 2,288 Sq. Ft.  Asking: $239,000

MLS#: 2426610 - Address: 7735 Country Club Dr - Athens, OH 45701

Seldom available and hard to find, this 4 bedroom, 3 full bath Woodmere Condominium is located next to the Athens Country Club. Owner has made significant upgrades and is a must see. When you walk upon the covered front porch and enter you will immediately realize the comforts of condo living. Owner has upgraded the kitchen with high end appliances and custom stainless steel prep table for extra work space, that is open to the breakfast nook. Continue on into the large and open dining/living room with decorative fireplace, expanded sun room and new custom private deck overlooking the gorgeous wooded back property. Finishing out the 1st floor is a large bedroom full bath and laundry room. Upstairs is an over sized master suite and beautiful master bath with double sinks, jetted tub and separate shower plus nice walk in closet. All this plus 2 more really nice size bedrooms and a full hall bath. Lower level is all open garage with assigned parking, private work shop and storage. Enjoy the quiet living at Woodmere properties and only 5 minutes to downtown. Immediate Occupancy.

Listed By: C.R. Pratt -- The Athens Real Estate Co., Ltd.

For more information on this listing contact:

C.R. Pratt
The Athens Real Estate Co., Ltd.
540 Union Ave - Athens, OH 45701
Cell: 7405912334 | Office: (740) 589-4600
Fax: (800) 878-7700 | Email: crpratt@myathenshouse.com
Web: GOOGLE: CR Pratt

Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act.
All measurements (including sq. ft.) are a courtesy estimate only and should not be relied upon without independent verification by the Buyer.
**7735 Country Club Dr - Athens, OH 45701 -**

**MLS #:** 2426610  
**File #:** 71  
**List Price:** $239,000  
**Org. List Price:** $255,000  
**Property Type:** Condo  
**Zoning:** Planned Unit Development  
**Status Changed:** 07/01/2020  
**Status:** Active  
**List Price:** $239,000  
**Org. List Price:** $255,000  
**Floorplan & Room Dimensions:**

<table>
<thead>
<tr>
<th>Level</th>
<th>Name</th>
<th>Dims</th>
<th>Ceil.</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main</td>
<td>Bath Full</td>
<td></td>
<td></td>
<td>with Laundry</td>
</tr>
<tr>
<td>Main</td>
<td>Bedroom</td>
<td></td>
<td></td>
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<tr>
<td>Main</td>
<td>Breakfast</td>
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<td></td>
<td>Breakfast Area</td>
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<tr>
<td>Main</td>
<td>Dining Area</td>
<td></td>
<td></td>
<td>High End Appliances, Granite</td>
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<tr>
<td>Main</td>
<td>Kitchen</td>
<td></td>
<td></td>
<td>Decorative Fireplace</td>
</tr>
<tr>
<td>Main</td>
<td>Living</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Main</td>
<td>Sun Room</td>
<td></td>
<td></td>
<td>Hardwood Floors</td>
</tr>
<tr>
<td>Lower</td>
<td>Other</td>
<td></td>
<td></td>
<td>Workshop</td>
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<tr>
<td>Lower</td>
<td>Storage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper</td>
<td>Bath Full</td>
<td></td>
<td></td>
<td>Master Bath, Jetted Tub, Separate Shower</td>
</tr>
<tr>
<td>Upper</td>
<td>Bedroom</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Upper</td>
<td>Bedroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper</td>
<td>Master Bedroom</td>
<td></td>
<td></td>
<td>Oversized</td>
</tr>
</tbody>
</table>

**Location Information:**

**Address:** 7735 Country Club Dr - Athens, OH 45701  
**School District:** Athens CSD  
**County:** Athens  
**Subdivision:**  
**Section:**  
**Tax ID#:** A010260303802  
**Taxes/Yr.:** $3,312.46  
**Range:**  
**Township:**  
**GPS:** N39° 18.804’ W82° 9.724’ -- Lat: 39.31339920, Lng: -82.16206590  
**Directions:**  

**Construction Information:**

**Construction:** Cedar  
**Roof Type:** Asphalt Shingle  
**Foundation:** Concrete Block  
**Heating:** Heat Pump-Electric  
**Cooling:** Central Air HP  

**Comments/Remarks:** 4 BR, 3 BA Woodmere Condominium  

**Public Descr.:** Seldom available and hard to find, this 4 bedroom, 3 full bath Woodmere Condominium is located next to the Athens Country Club. Owner has made significant upgrades and is a must see. When you walk upon the covered front porch and enter you will immediately realize the comforts of condo living. Owner has upgraded the kitchen with high end appliances and custom stainless steel prep table for extra work space, that is open to the breakfast nook. Continue on into the large and open dining/living room with decorative fireplace, expanded sun room and new custom private deck overlooking the gorgeous wooded back property. Finishing out the 1st floor is a large bedroom full bath and laundry room. Upstairs is an over sized master suite and beautiful master bath with double sinks, jetted tub and separate shower plus nice walk in closet. All this plus 2 more really nice size bedrooms and a full hall bath. Lower level is all open garage with assigned parking, private work shop and storage. Enjoy the quiet living at Woodmere properties and only 5 minutes to downtown. Immediate Occupancy.  

**Utilities Services:**

- Internet-Cable  
- Natural Gas  
- Power: AEP  
- Sewer: Private Owned  
- Water: City/Public  

**Features Property, Features Interior, Appliances:**

- Borders Golf Course  
- Ceiling Fans  
- Flooring- Tile  
- Dishwasher  
- Washer  
- Deck(s)  
- Countertops- Granite  
- Flooring- Wood  
- Dryer  
- Water Heater- Rented  
- Gutters & Downspouts  
- Countertops- Solid Surface  
- Walk-in Closets  
- Microwave  
- Trees  
- Fireplace- Decorative  
- Windows- Double Pane  
- Oven/Range- Gas  
- Refrigerator  

**Listed By:** C.R. Pratt - The Athens Real Estate Co., Ltd.  
**For more information contact:** The Athens Real Estate Co., Ltd. - Office: (740) 589-4600  

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If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:

The Athens Real Estate Co., Ltd.
540 West Union Street
Athens, OH 45701

Office: (740) 589-4600
Fax: (800) 878-7700
www.myathenshouse.com

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RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).

Owner’s Statement: The statements contained in this form are made by the owner and are not the statements of the owner’s agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner’s Initials: [Signature] Date: 11/10/19

Owner’s Initials: [Signature] Date: 

Purchaser’s Initials: [Signature] Date: 

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RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 7735 Country Club Dr, Athens, OH

Owners Name(s): Richard & Patti Barnes

Date: 11-16-2019

Owner is ☐ not occupying the property. If owner is occupying the property, since what date: __________________________

If owner is not occupying the property, since what date: __________________________

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER’S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

☐ Public Water Service ☐ Holding Tank ☐ Unknown
☐ Private Water Service ☐ Cistern ☐ Other
☐ Private Well ☐ Spring ☐ __________
☐ Shared Well ☐ Pond __________

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? ☐ Yes ☐ No
If “Yes”, please describe and indicate any repairs completed (but not longer than the past 5 years): __________________________

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) ☐ Yes ☐ No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

☐ Public Sewer ☐ Private Sewer ☐ Septic Tank
☐ Leach Field ☐ Aeration Tank ☐ Filtration Bed
☐ Unknown ☐ Other __________

If not a public or private sewer, date of last inspection: __________________________ Inspected By: __________________________

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property? ☐ Yes ☐ No
If “Yes”, please describe and indicate any repairs completed (but not longer than the past 5 years): __________________________

Information on the operation and maintenance of the type of sewage system serving the property is available from the department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? ☐ Yes ☐ No
If “Yes”, please describe and indicate any repairs completed (but not longer than the past 5 years): __________________________

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other defects to the property, including but not limited to any area below grade, basement or crawl space? ☐ Yes ☐ No
If “Yes”, please describe and indicate any repairs completed: __________________________

Owner’s Initials __________ Date __________
Owner’s Initials __________ Date __________

Purchaser’s Initials __________ Date __________
(Page 2 of 5)
Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? □ Yes □ No
If “Yes”, please describe and indicate any repairs completed:

Have you ever had the property inspected for mold by a qualified inspector? □ Yes □ No
If “Yes”, please describe and indicate whether you have an inspection report and any remediation undertaken:

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls? □ Yes □ No
If “Yes”, please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years):

Do you know of any previous or current fire or smoke damage to the property? □ Yes □ No
If “Yes”, please describe and indicate any repairs completed:

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? □ Yes □ No
If “Yes”, please describe and indicate any inspection or treatment (but not longer than the past 5 years):

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

1) Electrical □ Yes □ No □ N/A
2) Plumbing (pipes) □ Yes □ No □ N/A
3) Central heating □ Yes □ No □ N/A
4) Central Air conditioning □ Yes □ No □ N/A
5) Sump pump □ Yes □ No □ N/A
6) Fireplace/chimney □ Yes □ No □ N/A
7) Lawn sprinkler □ Yes □ No □ N/A
8) Water softener □ Yes □ No □ N/A
   a. Is water softener leased?
9) Security System □ Yes □ No □ N/A
   a. Is security system leased?
10) Central vacuum □ Yes □ No □ N/A
11) Built in appliances □ Yes □ No □ N/A
12) Other mechanical systems □ Yes □ No □ N/A

If the answer to any of the above questions is “Yes”, please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years):

H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

1) Lead-Based Paint □ Yes □ No □ Unknown
2) Asbestos □ Yes □ No □ Unknown
3) Urea-Formaldehyde Foam Insulation □ Yes □ No □ Unknown
4) Radon Gas □ Yes □ No □ Unknown
   a. If “Yes”, indicate level of gas if known
5) Other toxic or hazardous substances □ Yes □ No □ Unknown

If the answer to any of the above questions is “Yes”, please describe and indicate any repairs, remediation or mitigation to the property:

Owner’s Initials □ Date ________
Owner’s Initials □ Date ________

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I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? □ Yes □ No

If “Yes”, please describe: ________________________________________________________________

Do you know of any oil, gas, or other mineral right leases on the property? □ Yes □ No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder’s office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA:

Is the property located in a designated flood plain? □ Yes □ No

Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? □ Yes □ No □ Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? □ Yes □ No

If “Yes”, please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years):

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS’ ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? □ Yes □ No

If “Yes”, please describe: ________________________________________________________________

Is the strucure on the property designated by any governmental authority as a historic building or as being located in a historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). □ Yes □ No

If “Yes”, please describe:

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? □ Yes □ No

If “Yes”, please describe:

List any assessments paid in full (date/amount)
List any current assessments: □ 147 mo. monthly fee $337mo. Length of payment (years __ months __)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. □ Yes □ No

If “Yes”, please describe (amount), ________________________________________________________________

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property? Yes □ No □

1) Boundary Agreement □ 4) Shared Driveway □
2) Boundary Dispute □ 5) Party Walls □
3) Recent Boundary Change □ 6) Encroachments From or on Adjacent Property

If the answer to any of the above questions is “Yes”, please describe: ________________________________

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property:

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person’s use of the property.

Owner’s Initials __________ Date __________
Owner’s Initials __________ Date __________
Purchaser’s Initials __________ Date __________
CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: ___________________________ DATE: ____________

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: ___________________________ DATE: ____________

PURCHASER: ___________________________ DATE: ____________
Improvements since purchased:

- Remove closet in back and made exit to back deck area
- Added back deck with extra support beams ($15,000)
- New blinds throughout condo from Floor and Moore ($4000)
- Added ceiling fans to all be rooms and dining area in kitchen ($1200)
- Updated kitchen with state of the art KitchenAid Refrigerator, Microwave, Double Oven Range, Dishwasher and Garbage Disposal ($15,000)
- Added industrial stainless steel prep table and shelf to kitchen ($2000)
- Ran gas to kitchen for gas range ($400)
- Wood on front porch area replaced with Trex ($900)
- Added industrial lighting throughout first floor ($2000)
- Replaced Master Bathroom vent fans ($200)
- Ran outdoor water lines for front and back hose access ($200)