

# 11957, STATE ROUTE 725, GERMANTOWN, OH, 45327

<https://www.flourishteam.com>

11957, State Route  
725, Germantown,  
OH, 45327



\$300,000



Set on nearly 2 wooded acres, this three-bedroom ranch offers a strong combination of space, privacy, and practical updates. Mature trees create a natural buffer and give the property a sense of separation, while the layout makes full use of the setting. Hardwood floors create a clean, cohesive feel across the living area and bedrooms. [...]

- 3 beds
- 2.00 baths
- Single Family
- Residential
- Active
- 1100 sq ft

## Rooms & Units Description

**Rooms Total:** 6

**Number Of Full Baths On Level Lo:** 1, 0

**Room Count:** 6

**Number Of Full Baths On Level 1:** 1



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## Location Details

**County Or Parish:** Montgomery

**School District:** Valley View

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 374x192

**Parcel Number:** D14-00804-0082

**Construction Type:** Brick

**Levels:** 1 Story

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Deck, Porch, Deck, Porch  
**Inside Features:** Electric Water Heater, High Speed Internet, Smoke Alarm(s)

**Utilities:** Septic, Well  
**Appliances:** Cooktop, Dishwasher, Dryer, Range, Refrigerator, Washer, Water Softener

**Basement:** Full, Unfinished  
**Heating:** Forced Air, Heat Pump

**Cooling:** Central, Whole House Fan  
**Garage:** 1 Car, Attached, Cooled, Heated, Opener, Pole Barn

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## Miscellaneous

**Virtual Tour URL:** <https://my.matterport.com/show/?m=HKG7U7KyUgt> **Taxes Semi Annual:** 2013.04

**Assessments:** Of Record

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## Courtesy of



**Office Name:** Keller Williams Community Part

**Agent Email:** jeff@jeffprobstgroup.com

**Agent Name:** Jeff S Probst

**Agent Phone:** (937) 657-7590

