

# 1246 TROTTER'S RUN CT, DAYTON, OH 45458, USA

<https://www.flourishteam.com>

\$ 460,033.00



New Construction in the beautiful Bridle Creek Ranch community with the Calvin Nantucket Retreat plan featuring upgraded cabinetry and upgraded countertops. Spacious family room, with gas fireplace, expands to light-filled morning room. Private study with double doors. Primary Suite with private bath and walk-in closet. Two additional bedrooms and hall...

1246 Trotter's Run  
Ct, Dayton, OH  
45458, USA



- 3 beds
- 2 baths
- Single Family



## CALL US NOW

Phone: (937) 637-7333

Address: 1210 Meadow Bridge Drive, Suite C, Beavercreek, OH 45434

## BASIC FACTS

<b>Date added:</b> 11/08/21	<b>Post Updated:</b> 2021-11-08 11:19:03
<b>Type:</b> Single Family	<b>Status:</b> Active
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 2
<b>Baths Full:</b> 2	<b>Year built:</b> 2021
<b>MLS #:</b> 853156	<b>Listing Contract Date:</b> 2021-11-08

## ROOMS & UNITS DESCRIPTION

<b>Rooms Total:</b> 7	<b>Room Count:</b> 7
<b>Number Of Full Baths On Level 1:</b> 2	

## LOCATION DETAILS

<b>County Or Parish:</b> Montgomery	<b>School District:</b> Centerville
<b>Directions:</b> Take I-75N toward Dayton, take the Austin Blvd exit (exit 41), turn right onto Austin Blvd, Austin Blvd. becomes W Social Row Rd., Turn left onto Dayton Lebanon Pike/OH-48, Turn Right onto Nutt Rd., Left on Sprinters Crossing.	
<b>Zoning:</b> Residential	

## PROPERTY DETAILS

<b>Lot Dimensions:</b> 99x150	<b>Parcel Number:</b> O67 28602 0049
<b>Construction Type:</b> Brick,HardiePlank®	<b>New Construction:</b> New
<b>Levels:</b> 1 Story	<b>Subdivision Name:</b> Bridle Creek Ranch

## CALL US NOW

Phone: (937) 637-7333  
Address: 1210 Meadow Bridge Drive, Suite C, Beavercreek, OH 45434

**Distressed Property:** None

**Transaction Type:** Sale

**PROPERTY FEATURES**

**Outside Features:** Porch Porch

**Inside Features:** Smoke Alarm(s),Walk in Closet

**Utilities:** City Water,Natural Gas,Sanitary Sewer,Storm Sewer

**Appliances:** Dishwasher,Garbage Disposal,Home Warranty,Microwave,Range

**Basement:** Full

**Windows:** Insulated

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Kitchen Features:** Granite Counters,Island,Open to Family Room,Pantry

**Fireplace:** Gas

**Garage:** 3 Car,Attached

**MISCELLANEOUS**

**HOA Condo Fee:** 795.00

**HOA Fee Frequency:** Annually

**Taxes Semi Annual:** 0.00

**Assessments:** Of Record

**CALL US NOW**

Phone: (937) 637-7333

Address: 1210 Meadow Bridge Drive, Suite C, Beavercreek, OH 45434