

# 1754, SULKY, TRAIL, MIAMISBURG, OH, 45342

<https://www.flourishteam.com>

1754, Sulky, Trail,  
Miamisburg, OH,  
45342



\$339,900



Discover an exceptional living experience in this charming single-story residence, perfectly situated on a peaceful cul-de-sac within the desirable Brandonhall neighborhood. A delightful , inviting home featuring Luxury Vinyl Plank flooring in the dining room and the sunny Florida room which adds another 208 square feet. The living room features convenient Levolor blinds with remote [...]

- 2 beds
- 2.00 baths
- Single Family
- Residential
- Active
- 1589 sq ft

## Rooms & Units Description

**Rooms Total: 8**

**Room Count: 8**

**Number Of Full Baths On Level 1: 2**



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## Location Details

**County Or Parish:** Montgomery

**School District:** Miamisburg

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 0.23

**Parcel Number:** K46-01614-0010

**Construction Type:** Brick,Frame

**Levels:** 1 Story

**Subdivision Name:** Brandonhall Village

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Lawn Sprinkler,Porch, Lawn Sprinkler,Porch

**Utilities:** 220 Volt  
Outlet,Public  
Water,Sanitary Sewer

**Appliances:** Dishwasher,Dryer,Garbage  
Disposal,Microwave,Range,Refrigerator,Washer

**Basement:** Slab

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Kitchen Features:** Galley Kitchen,Open to Family Room,Pantry

**Fireplace:** Gas,One

**Garage:** 2 Car,Attached,Opener

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## Miscellaneous

**Virtual Tour URL:**

[https://view.spiro.media/1754\\_sulky\\_trail-2702?branding=false](https://view.spiro.media/1754_sulky_trail-2702?branding=false)

**HOA Condo**

**Fee:** 135.00

**HOA Fee Frequency:** Monthly

**Taxes Semi**

**Annual:**

2510.10

**Assessments:** \$21.50 APC, \$1.25 MCD/Aquifer



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# Courtesy of

**Office Name:** Coldwell Banker Heritage

**Agent Email:** [indysumner@cbishome.com](mailto:indysumner@cbishome.com)

**Agent Name:** Indy J Sumner

**Agent Phone:** (937) 477-1696

