

# 2200 SETTLERS TRAIL, VANDALIA, OH 45377, USA

<https://www.flourishteam.com>

2200 Settlers Trail,  
Vandalia, OH 45377,  
USA

\$ 339,900.00



Beautiful brick ranch with walkout basement in The Falls!  
House backs up to Taylorsville Reserve so NO rear neighbors!!  
Updates abound in this larger than it looks ranch. New carpet  
and flooring across the main floor. Fresh paint throughout the  
entire house along with new light fixtures. Home features 2...

- 4 beds
- 4 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> 11/15/21	<b>Post Updated:</b> 2021-12-01 19:46:11
<b>Type:</b> Single Family	<b>Status:</b> Active
<b>Bedrooms:</b> 4	<b>Bathrooms:</b> 4
<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Area:</b> 3951 sq ft	<b>Acres:</b> 0.2300
<b>Lot size:</b> 10019 sq ft	<b>Year built:</b> 1994
<b>MLS #:</b> 853561	<b>Listing Contract Date:</b> 2021-11-15

**ROOMS & UNITS DESCRIPTION**

<b>Rooms Total:</b> 12	<b>Room Count:</b> 12
<b>Number Of Full Baths On Level Lo:</b> 1 0	<b>Number Of Full Baths On Level 1:</b> 2
<b>Number Of Half Baths On Level 1:</b> 1	

**LOCATION DETAILS**

<b>County Or Parish:</b> Montgomery	<b>School District:</b> Vandalia-Butler
<b>Directions:</b> 75 to east on 40 right on Clubhouse Way, left on Old Falls Dr to right on Settlers Trail	<b>Zoning:</b> Residential

**PROPERTY DETAILS**

<b>Lot Dimensions:</b> .	<b>Parcel Number:</b> B02 01004 0001
<b>Construction Type:</b> Brick,Wood	<b>Levels:</b> 1 Story

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**Subdivision Name:** The Falls

**Transaction Type:** Sale

**Distressed Property:** None

**PROPERTY FEATURES**

**Outside Features:** Deck Deck

**Utilities:** City Water

**Basement:** Finished,Walkout

**Cooling:** Central

**Fireplace:** Two,Woodburning

**Inside Features:** Cathedral Ceiling,Paddle Fans,Security,Walk in Closet

**Appliances:** Cooktop,Dishwasher,Garbage Disposal,Microwave,Refrigerator,Wall Oven

**Heating:** Electric

**Kitchen Features:** Island,Second Kitchen

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

**MISCELLANEOUS**

**HOA Condo Fee:** 400.00

**Taxes Semi Annual:** 2581.00

**HOA Fee Frequency:** Annually

**Assessments:** .

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