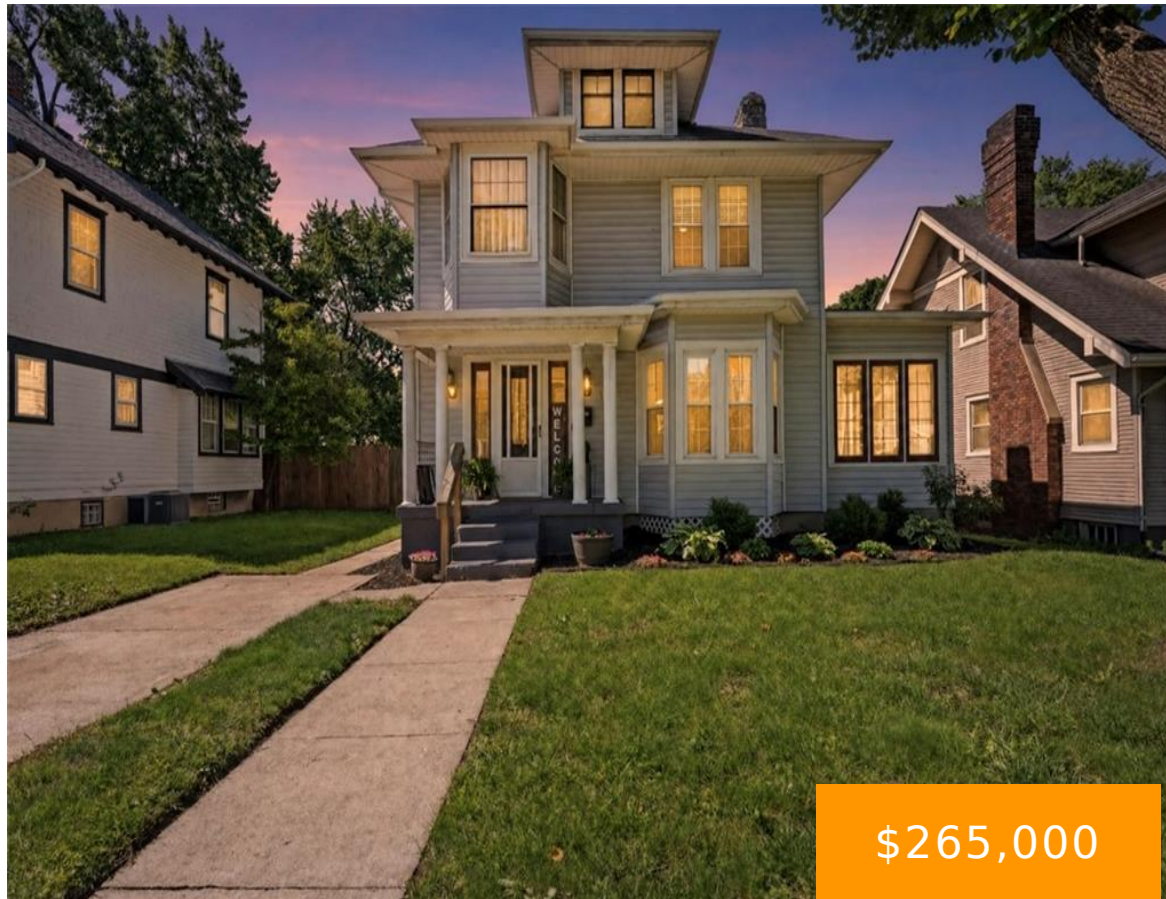


2212, Arlington,  
Avenue,  
Middletown, OH,  
45044

**2212, ARLINGTON, AVENUE, MIDDLETOWN, OH, 45044**

<https://www.flourishteam.com>



**\$265,000**



- 4 beds
- 1.00 bath
- Single Family
- Residential
- Active
- 1810 sq ft

Welcome home! 4-bed, 1-bath residence where timeless craftsmanship meets thoughtful modern updates. Rich original hardwood floors with stunning picture-frame detailing, beautifully preserved trim, and original woodwork create a character that simply cannot be replicated. The main floor offers a generous eat-in kitchen, elegant formal dining, and the crown jewel, a gorgeous three-season room perfect for [...]

## Rooms & Units Description

**Rooms Total: 9**

**Room Count: 9**

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



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## Location Details

**County Or Parish:** Butler

**Zoning:** Residential

**School District:** Middletown

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## Property Details

**Lot Dimensions:** 65x119

**Construction Type:** Shingle,Vinyl

**Subdivision Name:** Middletown

**Transaction Type:** Sale

**Parcel Number:** Q6541-006-000-168

**Levels:** 2 Story

**Distressed Property:** None

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## Property Features

**Outside Features:** Deck,Fence,Porch,  
Deck,Fence,Porch

**Basement:** Full,Unfinished

**Heating:** Forced Air,Natural Gas

**Fireplace:** Woodburning

**Appliances:** Microwave,Range,Refrigerator

**Windows:** Double Hung,Wood Frame

**Cooling:** Central

**Garage:** 2 Car,Detached

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## Miscellaneous

**Taxes Semi Annual:** 1411.67

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## Courtesy of

**Office Name:** Keller Williams Advisors Rlty **Agent Name:** Trent Spencer Ferrell

**Agent Email:** spencer@ferrellteam.com **Agent Phone:** (513) 594-6607

