

**2418, GARDNER, DRIVE, FAIRBORN, OH, 45324**

<https://www.flourishteam.com>

2418, Gardner,  
Drive, Fairborn, OH,  
45324



Discover unparalleled comfort and functionality in this gorgeous 4-bedroom brick two-story home, perfectly situated on a quiet cul-de-sac with a spacious lot that seamlessly backs onto a county park’s beautiful green space. This residence offers an ideal fusion of everyday living and sophisticated entertaining. The bright and open floor plan flows effortlessly, showcasing a stunning [...]

- 4 beds
- 4.00 baths
- Single Family
- Residential
- Active
- 3240 sq ft

## Rooms & Units Description

**Rooms Total: 13**

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

**Room Count: 13**

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



---

## Location Details

**County Or Parish:** Greene

**School District:** Fairborn

**Zoning:** Residential

---

## Property Details

**Lot Dimensions:** 17,459

**Parcel Number:** A02000200560017500

**Construction Type:** Brick,Vinyl

**Levels:** 2 Story

**Distressed Property:** None

**Transaction Type:** Sale

---

## Property Features

**Outside Features:**

Fence,Patio,Storage Shed,  
Fence,Patio,Storage Shed

**Inside Features:** Cathedral Ceiling,Gas Water Heater,Smoke Alarm(s),Walk in Closet

**Utilities:** 220 Volt Outlet,City Water,Natural Gas,Sanitary Sewer

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

**Basement:** Finished

**Windows:** Vinyl

**Heating:** Natural Gas

**Cooling:** Central

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

**Fireplace:** Gas

**Garage:** 2 Car

---

## Miscellaneous



**Virtual Tour URL:**

<https://view.spiro.media/order/133fd512-f234-4644-1e87-08de91a173da?branding=false>

**HOA  
Condo  
Fee:**  
140.00

**HOA Fee Frequency:** Annually

**Taxes  
Semi  
Annual:**  
3365.73

**Assessments:** OF RECORD

---

## Courtesy of

**Office Name:** Coldwell Banker Heritage

**Agent Email:** amanda.pileggi@cbishome.com

**Agent Name:** Amanda Pileggi

**Agent Phone:** (937) 307-7881

