

**2645, VANCE, ROAD, SAINT PARIS, OH, 43072**

<https://www.flourishteam.com>

2645, Vance, Road,  
Saint Paris, OH,  
43072



**\$374,900**



Discover unparalleled comfort in this updated ranch home, nestled in a desirable rural setting within the esteemed Graham School District. This residence offers spacious one-level living, highlighted by a generous 1.27-acre lot featuring both fenced and unfenced yard areas. The expansive living room, boasting a captivating cathedral ceiling, provides an inviting atmosphere for relaxation and [...]

- 3 beds
- 2.00 baths
- Single Family
- Residential
- Active
- 1960 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:** Champaign

**School District:** Graham

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** Irreg

**Parcel Number:** G21-07-11-27-00-012-11

**Construction Type:** Vinyl

**Levels:** 1 Story

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

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

**Utilities:** 220 Volt Outlet,Propane (Rented),Septic,Well

**Appliances:** Dishwasher,Garbage Disposal,Range,Refrigerator,Water Softener

**Basement:** Crawl Space

**Windows:** Double Hung

**Heating:** Forced Air,Heat Pump,Propane

**Cooling:** Central

**Kitchen Features:** Granite Counters

**Garage:** 2 Car,Attached,Storage

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## Miscellaneous

**Taxes Semi Annual:** 1719.00

**Assessments:** of record

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## Courtesy of

**Office Name:** BHHS Professional Realty

**Agent Name:** Brian Sharp

**Agent Email:** soldbybriansharp@gmail.com

**Agent Phone:** (937) 776-7489

