

**31, EVERGREEN, COURT, FRANKLIN, OH, 45005**

<https://www.flourishteam.com>

31, Evergreen,  
Court, Franklin, OH,  
45005



Can you picture yourself in this thoughtfully refreshed 3-bedroom beauty, tucked behind a welcoming front porch? This is the kind of home that rewards a closer look, from its open floor plan to the long list of recent improvements. The moment you cross the threshold, new engineered wood flooring (2023) sets the tone, carrying a [...]

- 3 beds
- 3.00 baths
- Single Family
- Residential
- Active
- 2352 sq ft

## Rooms & Units Description

**Rooms Total: 9**

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

**Room Count: 9**

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



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## Location Details

**County Or Parish:** Warren

**School District:** Franklin

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** .32

**Parcel Number:** 08-30-453-018

**Construction Type:** Brick,Vinyl

**Levels:** 2 Story

**Subdivision Name:** Twin Lakes Pud3

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:**

Patio, Patio

**Inside Features:** Gas Water Heater,Jetted Tub,Smoke

Alarm(s),Vaulted Ceiling,Walk in Closet

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

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

**Basement:** Slab

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Kitchen Features:** Granite Counters,Island,Open to Family  
Room,Pantry,Remodeled

**Fireplace:** Gas

**Garage:** 3 Car,Attached,Opener

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## Miscellaneous

**Virtual Tour URL:**

[https://www.zillow.com/view-imx/d8fc66ed-856e-4adc-b82d-f41917f57938?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=](https://www.zillow.com/view-imx/d8fc66ed-856e-4adc-b82d-f41917f57938?setAttribution=mls&wl=true&initialViewType=pano&utm_source=)

**HOA Fee Frequency:** Annually

**Assessments:** 21.30

**HOA  
Condo  
Fee:**  
520.00

**Taxes  
Semi  
Annual:**  
2193.61



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# Courtesy of

**Office Name:** Irongate Inc.

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**Agent Name:** Karen S Ollier

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