

# 31 S DELMAR AVE, DAYTON, OH 45403, USA

<https://www.flourishteam.com>

\$ 85,000.00



Great started home OR rental/investment in desirable neighborhood. Close to WPAFB Area B and Historic Downtown Dayton. Instant income as a rental, currently rented at \$700.00/month. Home buyer can cozy up on the covered front porch. Large second floor master bedroom and main bathroom. Half bath first floor off kitchen....

- 2 beds
- 2 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> 11/04/21 | <b>Post Updated:</b> 2021-11-04 21:15:26 |
| <b>Type:</b> Single Family  | <b>Status:</b> Active                    |
| <b>Bedrooms:</b> 2          | <b>Bathrooms:</b> 2                      |
| <b>Baths Full:</b> 1        | <b>Baths Half:</b> 1                     |
| <b>Area:</b> 1292 sq ft     | <b>Acres:</b> 0.1264                     |
| <b>Lot size:</b> 5506 sq ft | <b>Year built:</b> 1951                  |
| <b>MLS #:</b> 850462        | <b>Listing Contract Date:</b> 2021-09-28 |

## ROOMS & UNITS DESCRIPTION

|   |   |
|---|---|
| <b>Rooms Total:</b> 5                     | <b>Room Count:</b> 5                      |
| <b>Number Of Half Baths On Level 1:</b> 1 | <b>Number Of Full Baths On Level 2:</b> 1 |

## LOCATION DETAILS

|  |                                |
|--|--------------------------------|
| <b>County Or Parish:</b> Montgomery  | <b>School District:</b> Dayton |
| <b>Directions:</b> West on E. Third Street from Smithville Rd to left on S. Delmar | <b>Zoning:</b> Residential     |

## PROPERTY DETAILS

|   |                                      |
|---|--------------------------------------|
| <b>Lot Dimensions:</b> 43' X 128'           | <b>Parcel Number:</b> R72 04711 0077 |
| <b>Construction Type:</b> Vinyl,Wood        | <b>Levels:</b> 2 Story               |
| <b>Subdivision Name:</b> Garden City Add 03 | <b>Distressed Property:</b> None     |
| <b>Transaction Type:</b> Sale               |                                      |

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# PROPERTY FEATURES

- Outside Features:** Deck,Fence,Patio,Porch  
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- Appliances:** Dishwasher,Home  
Warranty,Range,Refrigerator
- Windows:** Double Hung
- Cooling:** Central
- Utilities:** City Water,Natural Gas,Sanitary  
Sewer
- Basement:** Full,Unfinished
- Heating:** Forced Air,Natural Gas
- Garage:** 2 Car,Detached

# MISCELLANEOUS

- Taxes Semi Annual:** 625.42
- Assessments:** 22.50

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