

316, DELAWARE, DRIVE, HAMILTON TWP, OH, 45039  
<https://www.flourishteam.com>

316, Delaware,  
Drive, Hamilton  
Twp, OH, 45039



\$425,000



Move in before School Starts! If soaring ceilings are what you are looking for in a 4 bed, 2.5 bath 2 story home, look no further! Great Hamilton Township location Southwest of 48, walk to restaurants and UDF! 2024 AC, New Paint, Carpet, and lighting, pre-inspected so you can act fast!

- 4 beds
- 3.00 baths
- Single Family
- Residential
- Active
- 2538 sq ft

## Rooms & Units Description

**Rooms Total:** 10

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

**Room Count:** 10

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



## Location Details

**County Or Parish:** Warren  
**Zoning:** Residential

**School District:** Little Miami

## Property Details

**Lot Dimensions:** 65x120  
**Construction Type:** Brick,Vinyl  
**Subdivision Name:** Reserves/Indian Lake  
**Transaction Type:** Sale

**Parcel Number:** 16-05-463-079  
**Levels:** 2 Story  
**Distressed Property:** None

## Property Features

**Outside Features:** Deck,Porch, Deck,Porch  
**Appliances:** Dishwasher,Garbage Disposal,Microwave,Range,Refrigerator  
**Windows:** Double Pane,Vinyl  
**Cooling:** Central  
**Garage:** 2 Car,Built In

**Utilities:** 220 Volt Outlet  
**Basement:** Full,Unfinished  
**Heating:** Forced Air,Natural Gas  
**Kitchen Features:** Island,Pantry

## Miscellaneous

**Virtual Tour URL:**  
<https://view.wowvideotours.com/order/40deae4-83d8-4591-cd67-08dee2517326?branding=false>

**HOA Fee Frequency:** Annually

**Assessments:** Of Rec

**HOA  
Condo  
Fee:**  
400.00  
**Taxes  
Semi  
Annual:**  
2397.00



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## Courtesy of

**Office Name:** Comey & Shepherd REALTORS

**Agent Name:** Janelle Sprandel

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