

**3463, WOOD, COURT, FAIRFIELD TWP, OH, 45011**

<https://www.flourishteam.com>

3463, Wood, Court,  
Fairfield Twp, OH,  
45011



**\$459,900**

Welcome to this beautifully remodeled 4-bedroom, 2-bath ranch in desirable Fairfield Township, offering nearly 3,000 sq ft of finished living space. The main level features 1,863 sq ft of bright, open living with new Lifeproof LVP flooring, updated fixtures, and abundant natural light throughout. The kitchen offers ample cabinetry, modern appliances, and a convenient pantry, [...]

- 4 beds
- 2.00 baths
- Single Family
- Residential
- Active
- 2994 sq ft

## Rooms & Units Description

**Rooms Total:** 10

**Room Count:** 10

**Number Of Full Baths On Level 1:** 2, 0



---

## Location Details

**County Or Parish:** Butler

**School District:** Fairfield

**Zoning:** Residential

---

## Property Details

**Lot Dimensions:** .2238

**Parcel Number:** A0300-166-000-028

**Construction Type:** Brick,Vinyl

**Levels:** 1 Story

**Subdivision Name:** Woodberry Sec 01

**Distressed Property:** None

**Transaction Type:** Sale

---

## Property Features

**Outside Features:** Patio,Porch,  
Patio,Porch

**Inside Features:** Gas Water Heater,Jetted Tub,Walk  
in Closet

**Utilities:** City Water,Natural Gas

**Appliances:** Dishwasher,Microwave,Range

**Basement:** Finished,Full

**Windows:** Double Hung,Vinyl

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Kitchen Features:** Island,Pantry

**Fireplace:** Gas

**Garage:** 2 Car,Attached

---

## Miscellaneous

**HOA Condo Fee:** 300.00

**HOA Fee Frequency:** Annually

**Taxes Semi Annual:** 2267.00

**Assessments:** Of Record

---

## Courtesy of



**Office Name:** Bella Realty Group

**Agent Email:** Zach@zachshadeteam.com

**Agent Name:** Zachary Shade

**Agent Phone:** (937) 760-2850

