

**417, VANIMAN, AVENUE, DAYTON, OH, 45426**

<https://www.flourishteam.com>

417, Vaniman,  
Avenue, Dayton,  
OH, 45426



**\$225,000**



This is an exceptional opportunity to own an updated residence in Trotwood, where modern comforts blend seamlessly with serene outdoor living. This charming brick ranch, featuring three bedrooms and two bathrooms, interior has been thoughtfully refreshed from top to bottom, ensuring a move-in ready experience. A new front door and updated garage doors with a [...]

- 3 beds
- 2.00 baths
- Single Family
- Residential
- Active
- 1674 sq ft

## Rooms & Units Description

**Rooms Total: 7**

**Room Count: 7**

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



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## Location Details

**County Or Parish:** Montgomery

**School District:** Trotwood-Madison

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 100 x 125

**Parcel Number:** H33-00207-0040

**Construction Type:** Brick

**Levels:** 1 Story

**Subdivision Name:** Broadmoor Sec 07

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Fence,Inground Pool,Storage Shed,  
Fence,Inground Pool,Storage Shed

**Utilities:** City  
Water,Sanitary Sewer,Storm  
Sewer

**Appliances:** Dishwasher,Microwave,Range,Refrigerator

**Basement:** Slab

**Heating:** Natural Gas

**Cooling:** Central

**Kitchen Features:** Island

**Fireplace:** Woodburning

**Garage:** 2 Car

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## Miscellaneous

**Taxes Semi Annual:** 1249.00

**Assessments:** See county records

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## Courtesy of



**Office Name:** Howard Hanna Real Estate Serv

**Agent Email:** susiesells5@gmail.com

**Agent Name:** Susan E Stall

**Agent Phone:** (937) 620-5558

