

# 6432, RIVER BIRCH, STREET, TIPP CITY, OH, 45371

<https://www.flourishteam.com>

6432, River Birch,  
Street, Tipp City,  
OH, 45371



**\$404,900**



New construction in the beautiful Carriage Trails community. This thoughtfully designed layout is perfect for style and practicality with 4 bedrooms, 2 full baths, and 1 half bath. The inviting family room is the heart of this plan, making it the perfect gathering space. The open kitchen with a large island and walk-in pantry connects [...]

- 4 beds
- 3.00 baths
- Single Family
- Residential
- Active
- 1997 sq ft

## Rooms & Units Description

**Rooms Total: 8**

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

**Room Count: 8**

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



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## Location Details

**County Or Parish:** Miami

**School District:** Bethel

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 52x148

**Construction Type:** Brick,Vinyl

**Levels:** 2 Story

**Distressed Property:** None

**Parcel Number:** A29-004456

**New Construction:** New

**Subdivision Name:** Carriage Trails

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Porch, Porch

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

**Basement:** Full

**Heating:** Electric,Forced Air

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

**Inside Features:** Electric Water Heater,Smoke Alarm(s),Walk in Closet

**Appliances:** Dishwasher,Garbage Disposal,Home Warranty,Microwave,Range

**Windows:** Insulated

**Cooling:** Central

**Garage:** 2 Car,Attached

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## Miscellaneous

**Virtual Tour URL:** <https://my.matterport.com/show/?m=WwWUZrepWvg>

**HOA Condo Fee:**  
79.00

**HOA Fee Frequency:** Quarterly

**Taxes Semi Annual:**  
0.00

**Assessments:** Of Record



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## Courtesy of

**Office Name:** H.M.S. Real Estate

**Agent Name:** Alexander A Hencheck Jr

**Agent Email:** [mlsinfo@hmsmarketingservices.com](mailto:mlsinfo@hmsmarketingservices.com) **Agent Phone:** (513) 469-2424

