

65, GRAMONT, AVENUE, DAYTON, OH, 45417

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Avenue, Dayton,  
OH, 45417



Classic Cape Cod charm meets move-in-ready updates in this 3-bedroom, 1-bath home, with an interior renovation completed in October 2024. The big-ticket items are already done: new roof, siding, windows, and gutters plus a tuck-pointed chimney (2020), and a new furnace and water heater (2022). The interior has been thoughtfully updated with a new kitchen [...]

- 3 beds
- 1.00 bath
- Single Family
- Residential
- Active
- 1282 sq ft

## Rooms & Units Description

**Rooms Total:** 9

**Room Count:** 9

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





## Location Details

**County Or Parish:** Montgomery  
**Zoning:** Residential

**School District:** Dayton



## Property Details

**Lot Dimensions:** .1061  
**Construction Type:** Frame  
**Subdivision Name:** City/Dayton  
**Transaction Type:** Sale

**Parcel Number:** R72-09204-0037  
**Levels:** 1.5 Story  
**Distressed Property:** None



## Property Features

|                                                   |                                                      |
|---------------------------------------------------|------------------------------------------------------|
| <b>Outside Features:</b> Fence,Porch, Fence,Porch | <b>Inside Features:</b> Gas Water Heater,Paddle Fans |
| <b>Basement:</b> Full                             | <b>Windows:</b> Insulated                            |
| <b>Heating:</b> Forced Air,Natural Gas            | <b>Cooling:</b> None                                 |
| <b>Kitchen Features:</b> Remodeled                | <b>Fireplace:</b> Inoperable                         |
| <b>Garage:</b> 2 Car,Detached                     |                                                      |



## Miscellaneous

|                                  |                               |
|----------------------------------|-------------------------------|
| <b>Taxes Semi Annual:</b> 256.00 | <b>Assessments:</b> of record |
|----------------------------------|-------------------------------|



## Courtesy of

|                                                   |                                    |
|---------------------------------------------------|------------------------------------|
| <b>Office Name:</b> Howard Hanna Real Estate Serv | <b>Agent Name:</b> Paige R Jackson |
| <b>Agent Email:</b> pjackson@howardhanna.com      | <b>Agent Phone:</b> (937) 672-9598 |

