

**7253, RIVENDELL, CIRCLE, MIAMI TOWNSHIP, OH,  
45459**

<https://www.flourishteam.com>

7253, Rivendell,  
Circle, Miami  
Township, OH,  
45459



Better than new construction! Built in 2025, this beautiful ranch home features a popular open floor plan ideal for family gatherings. The split bedroom design allows privacy and the owner(s) ensuite is a quiet retreat offering dual sinks, a walk-in closet, and space for a reading nook. Over 900 sq ft media/rec room in the [...]

- 4 beds
- 3.00 baths
- Single Family
- Residential
- Active
- 3132 sq ft

## Rooms & Units Description

**Rooms Total: 9**

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

**Room Count: 9**



---

## Location Details

**County Or Parish:** Montgomery

**School District:** Miamisburg

**Zoning:** Residential

---

## Property Details

**Lot Dimensions:** 75x126

**Parcel Number:** K45-02401-0278

**Construction Type:** Brick,Cement / Fiber Board

**Levels:** 1 Story

**Subdivision Name:** Rivendell Sec 2

**Distressed Property:** None

**Transaction Type:** Sale

---

## Property Features

**Outside Features:** Porch, Porch

**Inside Features:** Paddle Fans,Smoke Alarm(s),Walk in Closet

**Utilities:** 220 Volt Outlet,Natural Gas,Public Water,Sanitary Sewer

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

**Basement:** Finished,Full

**Windows:** Double Pane,Insulated,Vinyl

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Kitchen Features:** Island,Open to Family Room,Quartz

**Garage:** 2 Car,Attached

---

## Miscellaneous

**HOA Condo Fee:** 160.00

**HOA Fee Frequency:** Quarterly

**Taxes Semi Annual:** 455.00

**Assessments:** 1.00

---

## Courtesy of



**Office Name:** Keller Williams Community Part **Agent Name:** Terri D'Andrea  
**Agent Email:** Dandreaproperties@gmail.com **Agent Phone:** (937) 620-1307

