

**7444, NEW YORK, WAY, BUTLER TOWNSHIP, OH,  
45414**

<https://www.flourishteam.com>

7444, New York,  
Way, Butler  
Township, OH,  
45414



**\$305,000**



Welcome to the ease and convenience of low-maintenance living in the highly desirable Villas of Little York! This solid, one-owner home, built by Sonnenburg, offers quality craftsmanship and is ready for immediate occupancy. From the moment you arrive, you'll appreciate the timeless curb appeal—classic brick, a graceful curved walkway, and a covered front porch that [...]

- 3 beds
- 2.00 baths
- Maintained Community, Single Family
- Residential
- Active
- 1806 sq ft

## **Rooms & Units Description**

**Rooms Total:** 10

**Room Count:** 10

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



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## Location Details

**County Or Parish:** Montgomery

**Zoning:** Residential

**School District:** Vandalia-Butler

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## Property Details

**Lot Dimensions:** 100 x 65 x 100 x 65

**Construction Type:** Brick

**Subdivision Name:** Villas Little York

**Transaction Type:** Sale

**Parcel Number:** A01-27603-0002

**Levels:** 1 Story

**Distressed Property:** None

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## Property Features

**Outside Features:** Cable TV,Patio, Cable TV,Patio

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

**Basement:** Slab

**Heating:** Forced Air,Natural Gas

**Kitchen Features:** Laminate Counters,Open to Family Room

**Garage:** 2 Car,Attached,Opener,Overhead Storage

**Inside Features:** Gas Water Heater,High Speed Internet,Paddle Fans,Smoke Alarm(s),Walk in Closet

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

**Windows:** Double Hung,Insulated

**Cooling:** Central

**Fireplace:** Gas,One

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## Miscellaneous

**HOA Condo Fee:** 155.00

**Taxes Semi Annual:** 2077.18

**HOA Fee Frequency:** Monthly

**Assessments:** None on record



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# Courtesy of

**Office Name:** Keller Williams Home Town Rlty

**Agent Email:** sfullam@kw.com

**Agent Name:** Scott F Fullam

**Agent Phone:** (937) 478-7658

