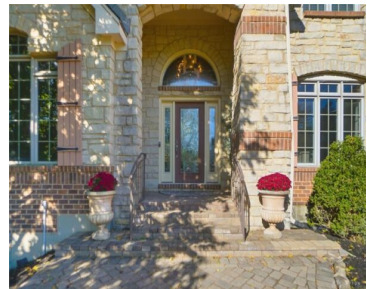


**7491, COUNTRY BROOK, COURT, CLEARCREEK TWP,  
OH, 45066**

<https://www.flourishteam.com>

7491, Country  
Brook, Court,  
Clearcreek Twp.,  
OH, 45066



**\$969,000**

Just Listed in sought after Country Brook Subdivision! Clearcreek Twp.....No City Taxes! This Former Custom Built HBS (Simms Home) Model offers a New Roof in 2026, a 1st floor primary suite with walk -In closets, double vanities and an oversized shower. The great room offers soaring ceilings, built- ins, tons of windows and is open [...]

- 6 beds
- 5.00 baths
- Single Family
- Residential
- Active
- 5242 sq ft

**Rooms & Units Description**

**Rooms Total: 15**

**Room Count: 15**

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

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



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## Location Details

**County Or Parish:** Warren

**School District:** Springboro

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 1.02

**Parcel Number:** 05312050010

**Construction Type:** Brick,Stone

**Levels:** 2 Story

**Subdivision Name:** Country Brook 1

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Cable TV,Deck,Lawn Sprinkler, Cable TV,Deck,Lawn Sprinkler

**Inside Features:** Bar / Wet Bar,Cathedral Ceiling,Gas Water Heater,High Speed Internet,Jetted Tub,Smoke Alarm(s),Vaulted Ceiling,Walk in Closet

**Utilities:** Att Generator,City Water,Natural Gas,Septic

**Appliances:** Cooktop,Dishwasher,Microwave,Refrigerator,Wall Oven

**Basement:** Finished,Full

**Windows:** Casement,Double Hung,Wood Frame

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

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

**Fireplace:** Gas,Glass Doors,One

**Garage:** 3 Car,Attached,Storage

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## Miscellaneous

**HOA Condo Fee:** 300.00

**HOA Fee Frequency:** Annually

**Taxes Semi Annual:** 6590.96

**Assessments:** Included in Taxes



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## Courtesy of

**Office Name:** Coldwell Banker Heritage

**Agent Email:** [billie@greaterdaytonhomes.com](mailto:billie@greaterdaytonhomes.com)

**Agent Name:** Billie Duncan-Hart

**Agent Phone:** (937) 623-7814

