

Cross Property 360 Property View

440 Rockhill Avenue, Kettering, OH 45429

Listing

[440 Rockhill Ave Kettering, OH 45429](#)

Sold 09/03/2019

County: Montgomery

Listing #:794588

Cross St: Shroyer

List Price: \$169,900

Sold Price: \$168,900



Prop Type: Residential
Subdivision: East Oakwood
Beds: 3
Baths: 2 (1 1)
Yr Built: 1940
Parcel ID: [N64 00203 0144](#)
School Dist: Kettering City SD
CDOM: 68
Agent Owned:No

Sub Type: Single Family
Appx SqFt: 1,165/Assessor's Data
Price/SqFt: 144.98
Lot SqFt: 5,123
Lot Acres: 0.12
Lot Sz Src: Assessor's Data

Remarks

Directions: Shroyer Rd (South of Dorothy Lane) to West on Rockhill Ave
Prop Desc: Amazing cape cod home on double lot in the heart of Kettering near Fairmont HS, the Frazee, Dorothy Lane Market and so much more! Beautiful hardwood flooring throughout large living room and 2 downstairs bedrooms. Updated kitchen and bath complete the first floor. Enormous upstairs bedroom also has hardwood flooring and cedar planked walls containing tons of closet storage space. Finished basement is comfortable and relaxing with space that can be used as a 4th bedroom and includes half bath already plumbed for a shower. New Furnace and A/C in 2015. 2 car garage is attached to home by an inviting fully closed breezeway. Newly poured driveway in 2016. Absolutely gorgeous backyard space will take your breathe away, with brick paved patio and many entertaining areas. Lush and enchanting landscaping displays evident pride of ownership in this beautiful home!
Agmt Rmrks: Please allow 1 hour lead time for showings. Fireplace/chimney never used by sellers and not warranted. Please note this property has 2 parcel ID numbers for double lot - N64-002-03-0144 and N64-002-03-0143. Room measurements are approximate. Thanks for showing!
Legal Desc: 144 E OAKWOOD R & C

Listing Information

Agent: [Dana Kilian \(WICEDANA109\)](#)
Office: [Coldwell Banker Heritage \(HRTG03\)](#)
Agmt Type: Exclusive Right
Buyer Broker: 3%
Listing Date: 06/27/2019
Original Price: \$169,900
Show Instr/Ph: Call ShowingTime/855-746-9400
LockBox
LockBox Location

Primary: (937) 424-7469 **Fax:** (937) 748-9302
Office Ph: (937) 748-5500 **Fax:** (937) 748-9302
Sub Agency:
DOM: 68 **Trans Type:** Sale
Entry Date: 06/27/2019
Expire Date:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	17 x 11	1ST	Kitchen	13 x 10	1ST	Bedroom	12 x 11	1ST
Bedroom	12 x 10	1ST	Master Bedroom	31 x 13	2ND	Rec Room	26 x 14	BSMT
Utility Room	13 x 10	BSMT	Other	14 x 10	1ST			
FB Level 1: 1			FB Level 2: 0			FB Level 3:		FB Lower Level: 0
HB Level 1: 0			HB Level 2: 0			HB Level 3:		HB Lower Level: 1

Miscellaneous Information

Distressed Prop: None **LConditions:**
Semi Annual Tax: \$1,646 **Public Viewable:** Yes
Assessments: Of record **Approved:**
Lot Dim: 122x84 **Adaptations:** **Bus Dist to Trns:** Call RTA
Last Remodeled:

Property Information

Age: 20+ Years **Avail Financing:** Conventional, FHA, VA
1/2 Bath Level 3: **1/2 Baths Lower Lvl:**1
Occupancy: Negotiated **Levels:** 1.5 Story
Construction: Brick, Frame, Vinyl **Basement:** Finished, Full
Fireplace: Inoperable **Zoning:** Residential
Heat System: Natural Gas **Cooling:** Central
Appliances: Dishwasher, Microwave, Range, Refrigerator
Style: Cape Cod **Total Rooms:** 8 **Flood Insurance:**
Garage: 2 Car, Attached, Overhead Storage, Storage
Utilities: 220 Volt Outlet, City Water, Natural Gas, Sanitary Sewer
Easements: Of Record **Windows:**

Selling Information

SP%LP: 99.41% **Pending Date:** 07/15/2019
Financing: Conventional **Comments:**
Selling Agent: [Susan Essex](#) **Selling Office:** [RE/MAX Victory](#)
Selling Co-Agent: **Selling Co-Office:**



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329 Rockhill Avenue, Dayton, OH 45429

Listing

329 Rockhill Ave Dayton, OH 45429

Sold 07/12/2019

County: Montgomery

Listing #:792263

Cross St:

List Price: \$149,900

Sold Price:\$155,000



Prop Type: Residential
Subdivision: Rockhill Cushing
Beds: 3
Baths: 2 (2)
Yr Built: 1940
Parcel ID: [N64 00203 0120](#)
School Dist: Kettering City SD
CDOM: 46
Agent Owned:No

Sub Type: Single Family
Appx SqFt: 1,092/Assessor's Data
Price/SqFt: 141.94
Lot SqFt: 4,800
Lot Acres: 0.11
Lot Sz Src: Assessor's Data

Remarks

Directions: Shroyer to Rockhill OR Far Hills to Rockhill (1 street from Fairmont HS)
Prop Desc: Stunning home in Kettering with a dining room straight out of a magazine! Home has been meticulously maintained from the inside wood floors to the outside gardens. One car garage, plus an oversized workshop/shed that was built in 2013. Some of the updates include bathrooms, ventless gas logs and line, plumbineg, glass block windows, roof, 200 amp service, driveway-front porch-walkways-water heater and more! You won't want to miss this beautiful home.

Legal Desc: 120 E OAKWOOD R & C

Listing Information

Agent: [Susan C Broadstock \(BROADSUSC109\)](#)
Office: [Irongate Inc. \(IRNG04\)](#)
Agrmnt Type: Exclusive Right
Buyer Broker: 3%
Listing Date: 05/30/2019
Original Price: \$149,900
Show Instr/Ph: /855-919-0230
LockBox
LockBox Location

Primary: (937) 431-7448 **Fax:** (937) 426-6322
Office Ph: (937) 426-0800 **Fax:** (937) 426-6322
Sub Agency:
DOM: 46 **Trans Type:** Sale
Entry Date: 05/31/2019
Expire Date:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	17 x 12	1ST	Dining Room	12 x 9	1ST	Bedroom	12 x 11	1ST
Bedroom	12 x 11	1ST	Bedroom	21 x 12	2ND			
FB Level 1: 1			FB Level 2: 0			FB Level 3:		
HB Level 1: 0			HB Level 2: 0			HB Level 3:		
						FB Lower Level: 1		
						HB Lower Level: 0		

Miscellaneous Information

Distressed Prop: None **LConditions:** **Public Viewable:** Yes
Semi Annual Tax: \$1,163 **Approved:**
Assessments: 34.68 **Bus Dist to Trns:**
Lot Dim: 40x120 **Adaptations:** **Last Remodeled:**

Property Information

Age: 20+ Years **Avail Financing:** Conventional
1/2 Bath Level 3: **1/2 Baths Lower Lvl:**0
Occupancy: Negotiated **Levels:** 1.5 Story
Construction: Aluminum, Frame **Basement:** Full, Partial
Fireplace: Gas, One **Zoning:** Residential
Heat System: Natural Gas **Cooling:** Central
Appliances: Dishwasher, Garbage Disposal, Microwave, Range, Refrigerator
Style: **Total Rooms:** 5 **Flood Insurance:**
Garage: 1 Car, Detached
Utilities: 220 Volt Outlet, City Water, Natural Gas, Sanitary Sewer, Storm Sewer
Inside Features: Gas Water Heater
Outside Features: Partial Fence, Porch, Storage Shed

Selling Information

SP%LP: 103.40% **Pending Date:** 06/03/2019
Financing: None Specified **Comments:**
Selling Agent: [Toni Donato Shade](#)
Selling Co-Agent: **Selling Office:** [Sibcy Cline Inc.](#)
Selling Co-Office:



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312 Rockhill Avenue, Kettering, OH 45429

Listing

[312 Rockhill Ave Kettering, OH 45429](#)

Sold 03/20/2019

County: Montgomery

Listing #: 779878

Cross St:

List Price: \$168,500

Sold Price: \$168,500



Prop Type: Residential
Subdivision: Rockhill-Cushing
Beds: 3
Baths: 2 (1 1)
Yr Built: 1940
Parcel ID: [N64 00203 0166](#)
School Dist: Kettering City SD
CDOM: 125
Agent Owned: No

Sub Type: Single Family
Appx SqFt: 1,386/Assessor's Data
Price/SqFt: 121.57
Lot SqFt: 4,957
Lot Acres: 0.11
Lot Sz Src: Assessor's Data

Remarks

Directions: Far Hills Ave (S of Dorothy Ln), E on Rockhill Ave to 312 (on the right)

Prop Desc: NEW PRICE! Cape Cod style charmer in a terrific location. Close to schools, parks, shopping and The Frazee. Your summer evenings can be enjoyed on the large front porch watching the passersby. Unique floor plan with distinctive architecture. Beautiful living room with center fireplace. Built in corner cupboard in dining room. ABSOLUTELY gorgeous kitchen with brand new SS appliances, subway tile backsplash and tile floor. Open stairway leads to a 2nd level boasting two bedrooms and a full remodeled bath. Additional stairway accesses 17x12 master bedroom with walk-in closet and attic access. Solid 6-panel doors with original glass doorknobs. Freshly painted interior and exterior in neutral tones. New light fixtures throughout. New electrical panel. TWO car tandem garage with opener. Unfinished basement boasts new half bath. Screened in porch and fenced in yard offers a great view and backs up to Fairmont field.

Agmt Rmks: Seller transferred and home was rented for a period of time & listed earlier this spring. Taken off market and total update completed October 2018. Fireplace believed to be operable but will not warrant.

Legal Desc: 166 E OAKWOOD R & C

Listing Information

Agent: [Joanne Cronin \(CRONJOA109\)](#)

Office: [Irongate Inc. \(IRNGO2\)](#)

Agmt Type: Exclusive Right

Buyer Broker: 3%

Listing Date: 11/15/2018

Original Price: \$171,500

Show Instr/Ph: **Please schedule all appointments through ShowingTime at (855) 919-0230**/(855) 919-0230

LockBox

LockBox Location

Primary: (937) 604-1226

Office Ph: (937) 298-6000

Sub Agency:

DOM: 125

Entry Date: 11/15/2018

Expire Date:

Fax: (937) 298-5341

Fax: (937) 298-5341

Trans Type: Sale

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Entry Room	4 x 4	1ST	Living Room	20 x 14	1ST	Dining Room	12 x 9	1ST
Kitchen	11 x 10	1ST	Bedroom	17 x 12	3RD	Bedroom	11 x 11	2ND
Bedroom	11 x 11	2ND						

FB Level 1: 1 **FB Level 2:** 0 **FB Level 3:** **FB Lower Level:** 0
HB Level 1: 0 **HB Level 2:** 0 **HB Level 3:** **HB Lower Level:** 1

Miscellaneous Information

Distressed Prop: None

Semi Annual Tax: \$1,306

Assessments: of record

Lot Dim: 119x32

LConditions:

Adaptations:

Public Viewable: Yes

Approved:

Bus Dist to Trns:

Last Remodeled:

Property Information

Age: 20+ Years

1/2 Bath Level 3:

Occupancy: Negotiated

Construction: Shingle, Wood

Fireplace: One, Woodburning

Heat System: Forced Air, Natural Gas

Style:

Garage: 1 Car, Opener

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

Easements: Of Record

Inside Features: Walk in Closet

Outside Features: Fence, Patio, Porch

Avail Financing:

1/2 Baths Lower Lvl: 1

Levels: 3 Story

Basement: Full, Unfinished

Zoning: Residential

Cooling: Central

Total Rooms: 7

Flood Insurance: No

Windows:

Selling Information

SP%LP: 100.00%

Financing: Conventional

Selling Agent: [Maureen Lunne](#)

Selling Co-Agent:

Pending Date: 02/26/2019

Comments:

Selling Office: [Coldwell Banker Heritage](#)

Selling Co-Office:



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