

Cross Property 360 Property View

432 E 6th Street, Dayton, OH 45402

Listing

432 E 6th St Dayton, OH 45402

Sold 05/24/2019

County: Montgomery

Listing #: 786852

Cross St: Jackson

List Price: \$229,900

Sold Price: \$233,000



Prop Type: Residential
Subdivision: Oregon Historic District
Beds: 3
Baths: 2 (1 1)
Yr Built: 1870
Parcel ID: [R72 01509 0013](#)
School Dist: Dayton City SD
CDOM: 64
Agent Owned: No

Sub Type: Single Family
Appx SqFt: 1,830/Assessor's Data
Price/SqFt: 127.32
Lot SqFt: 2,208
Lot Acres: 0.05
Lot Sz Src: Assessor's Data

Remarks

Directions: Between Jackson and Brown streets on the south side of E 6th St.
Prop Desc: Located in the heart of Dayton's premier historic district. Original ornate iron gate leads to covered limestone stone stoop w/intricately carved cornices & solid wood, custom front door. Kitchen is an artful blend of old & new w/granite counters & stainless refrigerator. Original double doors separate living rm w/loads for built-in bookcases & gas fireplace & dining room; both rms have deep crown molding. 1st flr family rm addition at rear of home could function as a first fr guest room. The second floor bathroom features both sauna & whirlpool tub; what a treat! 2 generously proportioned bedrooms, 1 w/cedar closets & a 3rd that makes for a perfect home office. Cozy covered side porch & rear patio w/pergola that also offers off street parking. Limestone walled basement is very usable, w/painted concrete floors & sump pump. New HVAC 2106. Lovely woodwork throughout including wide wood door trim, wood floors, wainscoting, crown molding & stair case banister. Security system w/3 cameras.

Legal Desc: 1409-10 PTS 15-9-14

Listing Information

Agent: [Kamela Kordik \(kordikamm109\)](#)
Office: [Kamela & Company Realty \(KAML01\)](#)
Agrmnt Type: Exclusive Right
Buyer Broker: 3%
Listing Date: 03/26/2019
Original Price: \$229,900
Show Instr/Ph: Confirm/937-299-0888
LockBox
LockBox Location: Front Door

Primary: (937) 299-0888
Office Ph: (937) 299-0888
Sub Agency:
DOM: 64
Entry Date: 03/26/2019
Expire Date:
Fax: (937) 535-0690
Trans Type: Sale
CommCode:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	15 x 13	1ST	Dining Room	14 x 11	1ST	Kitchen	16 x 13	1ST
Family Room	15 x 12	1ST	Utility Room	6 x 5	1ST	Master Bedroom	13 x 13	2ND
Bedroom	12 x 11	2ND	Bedroom	12 x 9	2ND	Rec Room	12 x 11	BSMT
Study/Office	12 x 11	BSMT						

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

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$2,664
Assessments: included
Lot Dim: 2208 sq ft
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: Brick
Fireplace: Gas, One
Heat System: Forced Air, Natural Gas
Appliances: Dishwasher, Dryer, Home Warranty, Microwave, Range, Refrigerator, Washer
Style: Historical
Garage: Carport
Utilities: City Water, Natural Gas
Easements:
Inside Features: Gas Water Heater, High Speed Internet, Paddle Fans, Security, Whirlpool
Kitchen Features: Granite Counters, Island, Pantry, Remodeled
Outside Features: Cable TV, Fence, Lawn Sprinkler, Patio, Porch
Avail Financing: Conventional
1/2 Baths Lower Lvl: 0
Levels: 2 Story
Basement: Partial, Semi-Finished
Zoning: Residential, Historic
Cooling: Central
Total Rooms: 10
Flood Insurance: No
Windows: Double Hung

Selling Information

SP%LP: 101.35%
Financing: VA
Selling Agent: [Sandra G Martin](#)
Selling Co-Agent:
Pending Date: 03/28/2019
Comments:
Selling Office: [Coldwell Banker Heritage](#)
Selling Co-Office:



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243 Green Street, Dayton, OH 45402

Listing

243 Green St Dayton, OH 45402

Sold 03/27/2019

County: Montgomery

Listing #:784204

Cross St:

List Price: \$225,000

Sold Price: \$225,000



Prop Type: Residential
Subdivision: City/Dayton Rev
Beds: 3
Baths: 2 (1 1)
Yr Built: 1919
Parcel ID: [R72 01510 0039](#)
School Dist: Dayton City SD
CDOM: 43
Agent Owned: No

Sub Type: Single Family
Appx SqFt: 2,289/Assessor's Data
Price/SqFt: 98.30
Lot SqFt: 3,589
Lot Acres: 0.08
Lot Sz Src: Assessor's Data

Remarks

Directions: E Fifth St to south on Brown St to left on Green St
Legal Desc: 2565

Listing Information

Agent: [Mark J Peebles \(PEEBLMARJ109\)](#)
Office: [eXp Realty \(EXPR06\)](#)
Agmt Type: Exclusive Right
Buyer Broker: \$1000
Listing Date: 02/12/2019
Original Price: \$225,000
Show Instr/Ph:
LockBox
LockBox Location

Primary: (937) 572-7111
Office Ph: (866) 212-4991
Sub Agency:
DOM: 43
Entry Date: 02/15/2019
Expire Date:
Fax:
Trans Type: Sale
CommCode:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Kitchen	16 x 13	1ST	Family Room	17 x 14	1ST	Breakfast Room	11 x 10	1ST
Living Room	15 x 15	1ST	Master Bedroom	15 x 15	2ND	Study/Office	12 x 9	2ND
Dining Room	14 x 11	1ST	Bedroom	14 x 14	2ND			
FB Level 1: 0			FB Level 2: 1			FB Level 3:		
HB Level 1: 1			HB Level 2: 0			HB Level 3:		
						FB Lower Level: 0		
						HB Lower Level: 0		

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$2,946
Assessments: of record
Lot Dim: irreg
LConditions:
Adaptations:
Public Viewable: Yes
Approved:
Bus Dist to Trns:
Last Remodeled:

Property Information

1/2 Bath Level 3:
Occupancy: At Closing
Construction: Brick, Wood
Fireplace: Inoperable
Heat System: Forced Air, Natural Gas
Appliances: Dishwasher, Dryer, Garbage Disposal, Microwave, Range, Refrigerator, Washer
Style:
Garage: 2 Car, Detached
Easements:
Inside Features: Cathedral Ceiling, Paddle Fans
Outside Features: Deck, Fence, Porch
1/2 Baths Lower Lvl: 0
Levels: 2 Story
Basement: Partial, Unfinished
Zoning: Residential, Historic
Cooling: Central
Total Rooms: 8
Flood Insurance:
Windows: Double Pane, Skylight(s)

Selling Information

SP%LP: 100.00%
Financing: Conventional
Selling Agent: [Mark J Peebles](#)
Selling Co-Agent:
Pending Date: 02/15/2019
Comments:
Selling Office: [eXp Realty](#)
Selling Co-Office:



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433 E 6th, Dayton, OH 45402

Listing

433 E 6th Dayton, OH 45402

Sold 08/17/2018

County: Montgomery

Listing #:769972

Cross St: Jackson

List Price: \$289,900

Sold Price:\$296,000



Prop Type: Residential
Subdivision: Oregon Historic District
Beds: 3
Baths: 3 (2 1)
Yr Built: 1899
Parcel ID: [R72015080032](#)
School Dist: Dayton City SD
CDOM: 29
Agent Owned:No

Sub Type: Single Family
Appx SqFt: 1,880/Assessor's Data
Price/SqFt: 157.45
Lot SqFt: 2,352
Lot Acres: 0.05
Lot Sz Src: Assessor's Data

Remarks

Directions: Wayne Ave to West on Clay to right on Jackson to left on E 6th St.
Prop Desc: Sophisticated casual living in this totally renovated historic home built circa 1853. All new everything! Stunning new kitchen addition w/quartz counters, huge center island that overlooks the adjoining dining room; 2018. Stainless range & refrigerator. All new wood floors throughout 2018. New, electric, plumbing & luxurious bathrooms 2018. New roof shingles on main house 2017. Master bath features a walk-in shower & double vanity w/marble counter. Hall bath features a cast iron claw foot tub. First floor powder rm has an exposed original beam. Second floor laundry; W/D negotiable. Privacy fenced rear courtyard offers an oversized gate that opens for off-street parking if one chooses. All new replacement windows 2018. New furnace & central air 2018. Fresh paint inside & out. Fireplace has a gas line; ready for a new owner's ventless insert. Conveniently located near restaurants, taverns & brew pubs, downtown theaters, The Neon Movies, Dayton Dragons, Riverscape & so much more!

Agmt Rmks: Seller has applied for a tax abatement.

Legal Desc: 1419-20 PTS

Listing Information

Agent: [Kamela Kordik \(kordikamm109\)](#)
Office: [Kamela & Company Realty \(KAML01\)](#)
Agmt Type: Exclusive Right
Buyer Broker: 3%
Listing Date: 07/19/2018
Original Price: \$289,900
Show Instr/Ph: Confirm all showings/(937) 299-0888
LockBox
LockBox Location

Primary: (937) 299-0888
Office Ph: (937) 299-0888
Sub Agency:
DOM: 29
Entry Date: 07/19/2018
Expire Date:
Fax: (937) 535-0690
Fax:
Trans Type: Sale
CommCode:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Kitchen	10 x 16	1ST	Living Room	15 x 14	1ST	Dining Room	15 x 13	1ST
Family Room	21 x 14	1ST	Master Bedroom	15 x 12	2ND	Bedroom	16 x 13	2ND
Bedroom	15 x 13	2ND	Entry Room	5 x 5	1ST			
FB Level 1: 0			FB Level 2: 2			FB Level 3: 0		
HB Level 1: 1			HB Level 2: 0			HB Level 3: 0		
						FB Lower Level: 0		
						HB Lower Level: 0		

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$1,539
Assessments: included
Lot Dim: .054A
LConditions: No
Adaptations:
Public Viewable: Yes
Approved:
Bus Dist to Trns: E Fifth St
Last Remodeled:

Property Information

Age: 20+ Years
1/2 Bath Level 3: 0
Occupancy: At Closing
Construction: Frame
Fireplace: One
Heat System: Forced Air, Natural Gas
Appliances: Dishwasher, Garbage Disposal, Range, Refrigerator
Style: Historical
Garage: None
Utilities: City Water, Natural Gas, Sanitary Sewer, Storm Sewer
Easements:
Inside Features: Gas Water Heater, High Speed Internet
Kitchen Features: Pantry, Remodeled, Stone Counters
Outside Features: Cable TV, Fence, Porch
Avail Financing: Conventional
1/2 Baths Lower Lvl: 0
Levels: 2 Story
Basement: Cellar
Zoning: Residential, Historic
Cooling: Central
Total Rooms: 8
Flood Insurance: No
Windows: Double Hung, Double Pane, Insulated

Selling Information

SP%LP: 102.10%
Financing: Conventional
Selling Agent: [Kamela Kordik](#)
Selling Co-Agent:
Pending Date: 07/21/2018
Comments: no seller concessions
Selling Office: [Kamela & Company Realty](#)
Selling Co-Office:



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