

Cross Property 360 Property View

714 Torrington Place, Dayton, OH 45406

Listing

[714 Torrington Pl Dayton, OH 45406](#)

Sold 02/11/2019

County: Montgomery

Listing #: 782677

Cross St: Benson

List Price: \$139,900

Sold Price: \$128,500



Prop Type: Residential
Subdivision: DAYTON VIEW
Beds: 3
Baths: 3 (2 1)
Yr Built: 1930
Parcel ID: [R72 11506 0005](#)
School Dist: Dayton City SD
CDOM: 26
Agent Owned: No

Sub Type: Single Family
Appx SqFt: 1,466/Assessor's Data
Price/SqFt: 87.65
Lot SqFt: 6,551
Lot Acres: 0.15
Lot Sz Src: Assessor's Data

Remarks


Directions: SALEM AVENUE EAST OF PHILADELPHIA DR. TO S. ON BENSON R. ON TORRINGTON PLACE TO 714

Prop Desc: A MUST SEE HOME! Sellers made several updates to this Classic English Tutor that are sure to please the new owner. Striking curved entry door greets you to this warm home offering hardwood floors, crown molding, living rm. w/gas fireplace open to a bright Sun Rm. & formal Dining rm.w/updated light fixture. Remodeled Ktchen includes SS appliances, maple cabinets, granite counters, wine rack, & pantry. Off kitchen is a cozy breakfast nook w/comer cabinet, & bay window seating, overlooking privacy fenced yard w/paver patio & Gazebo. Two bedrooms an a fully update bath w/vessel sink complete this level. Upper level Master bedroom is a True Retreat, w/beamboard ceiling, wood floor, & Stunning Master Bath w/2 marble topped vanities, ceramic floor, claw foot tub, sep. tile & stone shower + walk-in-closet. LL features theater, w/step up seating, game rm , office w/closet, exercise rm., + large utility/storage rm. Updates Include: Windows/07, Furnace & Air/05, Master Bedroom & Bath/2018. CALL!

Agt Rmrks: COUNTY PROPERTY RECORD CARD DOES NOT RELFECT THE FINISHED ATTIC AREA OR LL AREA. Therefore we are estimating the above ground living area to be approx 2,400 sq.ft. and for total finished area you would need to add the finished areas in the LL. Sellers can be flexible with occupancy. Repair of side patio will be addressed as weather permits. A full list of updates is available at the home...Plus the seller is providing a one year Home Warranty..

Legal Desc: 46304

Listing Information

Agent: [Gerry D McKenzie \(MCKENGERD109\)](#) 
Office: [Coldwell Banker Heritage \(HRTG06\)](#)
Agmnt Type: Exclusive Right
Buyer Broker: 3%
Listing Date: 01/17/2019
Original Price: \$139,900
Show Instr/Ph: /855-746-9400

Primary: (937) 603-6200 **Fax:** (937) 454-6293
Office Ph: (937) 890-2200 **Fax:** (937) 454-6293
Sub Agency:
DOM: 26 **Trans Type:** Sale
Entry Date: 01/17/2019 **CommCode:**
Expire Date:

LockBox
LockBox Location

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Entry Room	5 x 7	1ST	Living Room	19 x 13	1ST	Dining Room	13 x 12	1ST
Kitchen	10 x 9	1ST	Breakfast Room	9 x 8	1ST	Bedroom	17 x 15	2ND
Bedroom	13 x 11	1ST	Bedroom	13 x 11	1ST	Utility Room	24 x 15	BSMT
Rec Room	15 x 10	BSMT	Study/Office	11 x 10	BSMT	Enclosed Porch	12 x 9	1ST
Media Room	15 x 13	BSMT	Utility Room	24 x 15	BSMT	Other	14 x 13	BSMT
FB Level 1: 1		FB Level 2: 1		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:** No **Public Viewable:** Yes
Semi Annual Tax: \$783 **Approved:**
Assessments: 56.00 **Bus Dist to Trns:** CLOSE
Lot Dim: 60x118x50x116 **Adaptations:** **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, Stucco **Basement:** Semi-Finished
Fireplace: Gas, One **Zoning:** Residential
Heat System: Forced Air, Natural Gas **Cooling:** Central, Other
Appliances: Dishwasher, Home Warranty, Range, Refrigerator
Style: Tudor **Total Rooms:** 15 **Flood Insurance:**
Garage: 2 Car, Detached
Utilities: 220 Volt Outlet, City Water, Natural Gas, Sanitary Sewer
Inside Features: Cathedral Ceiling, Gas Water Heater, Walk in Closet
Kitchen Features: Granite Counters, Pantry, Remodeled
Outside Features: Cable TV, Fence, Patio

Selling Information

SP%LP: 91.85% **Pending Date:** 01/26/2019
Financing: Cash **Comments:**
Selling Agent: [Gerry D McKenzie](#) 
Selling Co-Agent: **Selling Office:** [Coldwell Banker Heritage](#)
Selling Co-Office:



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1924 Burbank Drive, Dayton, OH 45406

Listing

1924 Burbank Dr Dayton, OH 45406

Sold 01/18/2019

County: Montgomery

Listing #: 773820

Cross St:

List Price: \$107,400

Sold Price: \$104,900



Prop Type: Residential
Subdivision: City/Dayton Rev
Beds: 3
Baths: 2 (1 1)
Yr Built: 1930
Parcel ID: [R72 11605 0029](#)
School Dist: Dayton City SD
CDOM: 138
Agent Owned: No

Sub Type: Single Family
Appx SqFt: 1,913/Assessor's Data
Price/SqFt: 54.84
Lot SqFt: 6,351
Lot Acres: 0.15
Lot Sz Src: Assessor's Data


Remarks

Directions: West on Salem to Cornell, R on Burbank

Prop Desc: Brick Tudor home with updated electrical, plumbing; new flooring, paint; updated kitchen and bath; new DW, disposal, range hood

Legal Desc: 46225

Listing Information

Agent: [Paul C Renwick \(RENWIPAU109\)](#) 
Office: [Renwick Realty LLC \(RNWK01\)](#)
Agmt Type: Exclusive Agency
Buyer Broker: 3%
Listing Date: 09/05/2018
Original Price: \$107,400
Show Instr/Ph:
LockBox
LockBox Location

Primary: (513) 275-1757
Office Ph: (513) 275-1757
Sub Agency:
DOM: 138
Entry Date: 09/05/2018
Expire Date:
Fax: (513) 275-1133
Fax: (513) 275-1133
Trans Type: Sale
CommCode:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	13 x 20	1ST	Dining Room	13 x 14	1ST	Kitchen	12 x 15	1ST
Master Bedroom	12 x 13	2ND	Bedroom	11 x 12	2ND	Bedroom	11 x 12	2ND
FB Level 1: 0			FB Level 2: 1			FB Level 3:		
HB Level 1: 1			HB Level 2: 0			HB Lower Level: 0		

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$924
Assessments: of record
Lot Dim: .1458
LConditions:
Adaptations:
Public Viewable: Yes
Approved:
Bus Dist to Trns:
Last Remodeled:

Property Information

1/2 Bath Level 3:
Occupancy: At Closing
Construction: Brick
Fireplace:
Heat System: Forced Air, Natural Gas
Style:
Garage: 1 Car, Detached
1/2 Baths Lower Lvl: 0
Levels: 2 Story
Basement: Partial
Zoning: Residential
Cooling: Central
Total Rooms: 6
Flood Insurance:

Selling Information

SP%LP: 97.67%
Financing: Cash
Selling Agent: [Test Member](#)
Selling Co-Agent:
Pending Date: 09/05/2018
Comments:
Selling Office: [Test Office](#)
Selling Co-Office:



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535 Alameda Place, Dayton, OH 45406

Listing

535 Alameda Pl Dayton, OH 45406

Sold 05/18/2018

County: Montgomery

Listing #:758090

Cross St:

List Price: \$115,200

Sold Price:\$115,200



Prop Type: Residential
Subdivision: City/Dayton Rev
Beds: 3
Baths: 2 (2)
Yr Built: 1933
Parcel ID: [R72 11608 0010](#)
School Dist: Dayton City SD
CDOM: 69
Agent Owned:No

Sub Type: Single Family
Appx SqFt: 2,048/Assessor's Data
Price/SqFt: 56.25
Lot SqFt: 7,048
Lot Acres: 0.16
Lot Sz Src: Assessor's Data

Remarks

Directions: Cornell to Burroughs to Alameda

Prop Desc: Charming Solid Brick Home with Astonishing Wood Floors and Woodwork! Freshly painted, updated kitchen, newer windows, Fireplaces, Jacuzzi tub and lots of Pantry Space.

Agtr Mrks: Questions contact Traci Martin @ 937-301-8333

Legal Desc: 45478

Listing Information

Agent: [Traci Martin \(MARTTRACI109\)](#)

Office: [HER REALTORS \(HERL07\)](#)

Agmmt Type: Exclusive Right

Buyer Broker: 3%

Listing Date: 03/10/2018

Original Price: \$119,900

Show Instr/Ph: Appointment Required / Book Appointment via Showing time or call/text 937-301-8333/937-301-8333

LockBox

LockBox Location

Primary: (937) 301-8333 **Fax:** (937) 890-8882

Office Ph: (937) 890-8688 **Fax:** (937) 890-8882

Sub Agency:

DOM: 69

Entry Date: 03/11/2018

Expire Date:

Trans Type: Sale

CommCode:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Master Bedroom	13 x 13	2ND	Bedroom	13 x 13	2ND	Bedroom	13 x 13	2ND
Dining Room	14 x 14	1ST	Living Room	24 x 14	1ST	Study/Office	24 x 7	1ST
Florida Room	14 x 7	1ST	Kitchen	10 x 9	1ST	Breakfast Room	6 x 6	1ST
FB Level 1: 0			FB Level 2: 2			FB Level 3:		
HB Level 1: 0			HB Level 2: 0			HB Level 3:		
						FB Lower Level: 0		
						HB Lower Level: 0		

Miscellaneous Information

Distressed Prop: None

Semi Annual Tax: \$994

Assessments: \$10.75

Lot Dim: 50X141

LConditions:

Public Viewable: Yes

Approved:

Bus Dist to Trns:

Last Remodeled:

Adaptations:

Property Information

Age: 20+ Years

1/2 Bath Level 3:

Occupancy: Negotiated

Construction: Brick

Fireplace: Gas, Two, Woodburning

Heat System: Electric

Appliances: Dishwasher, Garbage Disposal, Home Warranty, Microwave, Range

Style:

Garage: 2 Car, Detached, Opener, Storage

Inside Features: Paddle Fans

Outside Features: Fence, Patio

Avail Financing: Conventional, FHA

1/2 Baths Lower Lvl: 0

Levels: 2 Story

Basement: Full, Unfinished

Zoning: Residential

Cooling: Other

Total Rooms: 9

Flood Insurance:

Selling Information

SP%LP: 100.00%

Financing: Conventional

Selling Agent: [Jeanette Klaus](#)

Selling Co-Agent:

Pending Date: 04/13/2018

Comments:

Selling Office: [Coldwell Banker Heritage](#)

Selling Co-Office:



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