## 1740 Coventry Road, Dayton, OH 45420

Listing 740 Coventry Rd Dayton, OH 45420 old 10/07/2019 Listing #:800702 List Price: \$95,000 Sold Price: \$105,000 County: Montaomerv Cross St: Prop Type: Residential Sub Type: Single Family Subdivision: City/Dayton Rev Beds: 2 Baths: Appx SqFt: 858/Assessor's Data 1(1)Yr Built: 1930 Price/SqFt: 122.38 Parcel ID: R72 14906 0038 Lot SqFt: 5,602 School Dist: Dayton City SD Lot Acres: 0.13 CDOM: Lot Sz Src: Assessor's Data 29 Agent Owned:No Recent Change: 10/11/2019 : Sold : PB->S Remarks Directions: US35 to south on smithville, right Elliot, Right on Coventry Prop Desc: Stunning Belmont home with over \$20,000 in recent updates and renovations! Enter the house from the large covered front porch into this gorgeous remodeled home. Fabulous refinished original hardwood floors throughout main living areas and bedrooms. The living room features a crown molding and a cozy gas fireplace with beautiful wood mantle. Step through the connected dining area in to the remodeled kitchen and separate breakfast area. All kitchen appliances convey with the property. Both bedrooms have had crown molding added and closets have been widened for more space and easier access. The remodeled bathroom wont disappoint. Freshly painted with much of the old plaster walls replaced with drywall. Full basement with laundry and plenty of additional space for storage or could be set up as living space. Updated electric panel(2018). High end washer and dryer convey. Fully fenced yard with back patio. Re-paved driveway leads to carport and garage Agt Rmrks: Fireplace has been used but is not seller warranted. Furnace and central AC(2015) Newer water heater. Wall and attic insulation added within last 3 years. This is not a flip. Seller originally intended on living in the home much longer. Legal Desc: 55411 Listing Information Scott E Petrey (petrscott109) Agent: **Primary:** (937) 470-9704 Fax: Office: Agora Realty Group (AGOR02) Office Ph: (937) 218-1900 Fax: Agrmnt Type: Exclusive Right Sub Agency: Buyer Broker: DOM: Trans Type: Sale 3% Listing Date: 09/12/2019 Entry Date: 09/12/2019 CommCode: **Original Price:** \$95,000 Expire Date: Show Instr/Ph: (800-746-9464) or online via showingtime/(800-746-9464) LockBox LockBox Location Room Information ROOM LEVEL DIMS ROOM LEVEL DIMS ROOM LEVEL DIMS Living Room **Dining Room** Kitchen 8 x 10 13 x 13 1ST 10 x 13 1ST 1ST Breakfast Room 6 x 7 1ST Bedroom 11 x 12 1ST Bedroom 10 x 12 1ST FB Level 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: 0 Miscellaneous Information Distressed Prop: None LConditions: Public Viewable: Yes Semi Annual Tax: \$785 Approved: Assessments: of Record Bus Dist to Trns: Lot Dim: 40x140 Adaptations: Last Remodeled: **Property Information** 20+ Years **Avail Financing:** Conventional, FHA, VA Age: 1/2 Bath Level 3: 1/2 Baths Lower LvI:0 Occupancy: Levels: 1 Story Negotiated Construction: Frame, Vinyl Basement: Full, Unfinished Fireplace: Residential Gas. One Zonina: Heat System: Forced Air, Natural Gas Coolina: Central Appliances: Dishwasher, Dryer, Garbage Disposal, Microwave, Range, Refrigerator, Washer Style: Total Rooms: Flood Insurance: No 6 1 Car, Carport, Detached, Opener Garage: Utilities: 220 Volt Outlet, City Water, Natural Gas, Sanitary Sewer Easements: Of Record Windows: Double Pane Inside Features: Gas Water Heater, Smoke Alarm(s) Outside Features: Fence, Patio, Porch Selling Information SP%LP: 110.53% Pending Date: 09/12/2019 Financing: Cash Comments: Teri Hoops 📷 Selling Office: Keller Williams Home Town Rlty Selling Agent: Selling Co-Agent: Selling Co-Office:

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## 1645 Coventry Road, Dayton, OH 45410

Listing

| Sold 08/05/2019   |  |  | Listi  | ng #:793530   |   |   | st Price: \$112,   |   |
|---|--|--|--|---|---|---|--|---|
| County: Montgo  | omery  |  |  | s St:   |   |   | old Price:\$112,   |   |
|   |  | Sub<br>Bed<br>Bat<br>Yr F<br>Par<br>Sch<br>CDC   | odivision:         City/I           Is:         3           hs:         1 (1)           Built:         1930           cel ID:         R72 1           nool Dist:         Dayto | )<br>14910 0019   |   | Sub Type: Single<br>Appx SqFt: 1,144<br>Price/SqFt: 98.65<br>Lot SqFt: 5,462<br>Lot Acres: 0.13<br>Lot Sz Src: Asses  | l/Assessor's Data  | 3   |
|   |  |  |  | Remarks   | 5   |   |  |   |
| subw<br>hous<br>2 car   | vay tile back<br>e. Newly ins<br>r detached g<br>erty is vacar   | splash and s<br>stalled vinyl v<br>arage for ple | tainless steel app<br>windows, fresh pa<br>enty of parking ar<br>to show. Go and s   | liances. There is<br>aint and updated<br>ad storage.  | s gorgeous la<br>d bathroom c   | minate wood floors  | s and carpet thre  | vith white cabinets,<br>oughout the whole<br>n. There is large to |
| Agent:<br>Office:<br>Agrmnt Type:   | Bella Realt<br>Exclusive F   | y Group (BE                                      | naria109) 🙀<br>LL01)   | 0<br>S  | rimary:<br>Office Ph:<br>Sub Agency:<br>OOM:  | (937) 760-1308<br>(937) 829-9761<br>56  | Fax:<br>Fax:<br>Trans Type:  | (937) 535-1642<br>Sale  |
| isting Date:<br>Original Price:   | 3%<br>06/13/201<br>\$119,900   | 9  |  | E   |   | 06/14/2019  | CommCode:  |   |
| isting Date:<br>Driginal Price:<br>Show Instr/Ph:<br>.ockBox  | 06/13/201<br>\$119,900   | 9  |  | E   | ntry Date:<br>xpire Date:   |   |  |   |
| isting Date:<br>Driginal Price:<br>Show Instr/Ph:<br>.ockBox<br>.ockBox Locatio   | 06/13/201<br>\$119,900   | LEVEL  | ROOM   | E<br>E<br>Room Inform<br><u>DIMS</u>  | ntry Date:<br>xpire Date:<br>ation<br><u>LEVEL</u>  | 06/14/2019<br><u>ROOM</u>   | CommCode:  | LEVEL   |
| isting Date:<br>riginal Price:<br>how Instr/Ph:<br>ockBox<br>ockBox Locatio<br>00M<br>ving Room   | 06/13/201<br>\$119,900<br>on<br><u>DIMS</u><br>18 x 12   | LEVEL<br>1ST                                     | Dining Room  | Room Inform<br><u>DIMS</u><br>13 x 10   | ntry Date:<br>xpire Date:<br>ation<br><u>LEVEL</u><br>1ST   | 06/14/2019 <u>ROOM</u> Kitchen  | CommCode:<br>DIMS<br>13 x 11   | LEVEL<br>1ST  |
| isting Date:<br>priginal Price:<br>how Instr/Ph:<br>ockBox<br>ockBox Locatio<br>ockBox Locatio<br>  | 06/13/201<br>\$119,900   | LEVEL<br>1ST<br>2ND                              | Dining Room<br>Bedroom   | Room Inform<br><u>DIMS</u><br>13 x 10<br>12 x 12  | ntry Date:<br>xpire Date:<br>aation<br><u>LEVEL</u><br>1ST<br>2ND   | 06/14/2019<br><u>ROOM</u><br>Kitchen<br>Bedroom   | CommCode:<br><u>DIMS</u><br>13 x 11<br>12 x 9  | LEVEL<br>1ST<br>2ND   |
| isting Date:<br>riginal Price:<br>how Instr/Ph:<br>ockBox<br>ockBox Locatio<br><u>OOM</u><br>ving Room<br>edroom<br>B Level 1: 0  | 06/13/201<br>\$119,900<br>on<br><u>DIMS</u><br>18 x 12   | LEVEL<br>1ST<br>2ND<br>FB Lev                    | Dining Room  | Room Inform<br><u>DIMS</u><br>13 × 10<br>12 × 12<br>FB Le   | ntry Date:<br>xpire Date:<br>ation<br><u>LEVEL</u><br>1ST   | 06/14/2019<br><u>ROOM</u><br>Kitchen<br>Bedroom<br>FB   | CommCode:<br>DIMS<br>13 x 11   | LEVEL<br>1ST<br>2ND<br>0  |
| Buyer Broker:<br>isting Date:<br>Driginal Price:<br>Show Instr/Ph:<br>.ockBox<br>LockBox Location<br>CockBox Locat  | 06/13/201<br>\$119,900<br>on<br><u>DIMS</u><br>18 x 12   | LEVEL<br>1ST<br>2ND<br>FB Lev                    | Dining Room<br>Bedroom<br>vel 2: 1<br>vvel 2: 0  | Room Inform<br><u>DIMS</u><br>13 × 10<br>12 × 12<br>FB Le   | ntry Date:<br>xpire Date:<br>hation<br><u>LEVEL</u><br>1ST<br>2ND<br>zvD<br>evel 3:<br>evel 3:  | 06/14/2019<br><u>ROOM</u><br>Kitchen<br>Bedroom<br>FB   | CommCode:<br><u>DIMS</u><br>13 x 11<br>12 x 9<br>5 Lower Level:  | LEVEL<br>1ST<br>2ND<br>0  |
| Listing Date:<br>Driginal Price:<br>Show Instr/Ph:<br>LockBox Location<br>LockBox Location<br>CockBox Loca  | 06/13/201<br>\$119,900<br>0n<br><u>DIMS</u><br>18 × 12<br>13 × 11<br>3 × 11<br>: None<br>x: \$832  | LEVEL<br>1ST<br>2ND<br>FB Lev                    | Dining Room<br>Bedroom<br>vel 2: 1<br>vvel 2: 0  | Room Inform<br>DIMS<br>13 x 10<br>12 x 12<br>FB Le<br>HB L<br>cellaneous Inf  | ntry Date:<br>xpire Date:<br>hation<br><u>LEVEL</u><br>1ST<br>2ND<br>zvD<br>evel 3:<br>evel 3:  | 06/14/2019<br>ROOM<br>Kitchen<br>Bedroom<br>FB<br>HE<br>Public View<br>Approved:  | DIMS<br>13 x 11<br>12 x 9<br>Cower Level:<br>B Lower Level:<br>B Lower Level:  | LEVEL<br>1ST<br>2ND<br>0  |
| Listing Date:<br>Driginal Price:<br>Show Instr/Ph:<br>LockBox<br>LockBox Location<br>COOM<br>Living Room<br>Bedroom<br>Be Level 1: 0<br>Be Level 1: 0<br>Distressed Prop<br>Gemi Annual Tap<br>Assessments:   | 06/13/201<br>\$119,900<br>0<br>0<br>1<br>0<br>1<br>1<br>3 x 12<br>13 x 11<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0<br>0  | LEVEL<br>1ST<br>2ND<br>FB Lev                    | Dining Room<br>Bedroom<br>vel 2: 1<br>vel 2: 0<br>Mis  | Room Inform<br><u>DIMS</u><br>13 × 10<br>12 × 12<br>FB Le<br>HB Li<br>cellaneous Info   | ntry Date:<br>xpire Date:<br>hation<br><u>LEVEL</u><br>1ST<br>2ND<br>zvD<br>evel 3:<br>evel 3:  | 06/14/2019<br>ROOM<br>Kitchen<br>Bedroom<br>FB<br>HE<br>Public View   | DIMS<br>13 x 11<br>12 x 9<br>5 Lower Level:<br>3 Lower Level:<br>able: Yes<br>Trns:  | LEVEL<br>1ST<br>2ND<br>0  |
| Listing Date:<br>Driginal Price:<br>Show Instr/Ph:<br>LockBox Locatio<br>CockBox Locatio<br>Cochetto<br>CockBox Locatio<br>CockBox Locatio<br>CockBox   | 06/13/201<br>\$119,900<br>0n<br><u>DIMS</u><br>18 × 12<br>13 × 11<br>0: None<br>c: \$832<br>off record   | LEVEL<br>1ST<br>2ND<br>FB Lev                    | Dining Room<br>Bedroom<br>vel 2: 1<br>vel 2: 0<br>Mis<br>LConditions<br>Adaptations  | Room Inform<br><u>DIMS</u><br>13 × 10<br>12 × 12<br>FB Le<br>HB Li<br>cellaneous Info   | ntry Date:<br>xpire Date:<br>hation<br><u>LEVEL</u><br>1ST<br>2ND<br>2ND<br>evel 3:<br>evel 3:<br>formation   | 06/14/2019<br>ROOM<br>Kitchen<br>Bedroom<br>FB<br>HE<br>Public View<br>Approved:<br>Bus Dist to   | DIMS<br>13 x 11<br>12 x 9<br>5 Lower Level:<br>3 Lower Level:<br>able: Yes<br>Trns:  | LEVEL<br>1ST<br>2ND<br>0  |
| Listing Date:<br>Driginal Price:<br>Show Instr/Ph:<br>LockBox Location<br>LockBox Location<br>CockBox Loca  | 06/13/201<br>\$119,900<br>0n<br><u>DIMS</u><br>18 × 12<br>13 × 11<br>3 × 11<br>0: None<br>c: \$832<br>off record<br>.1254<br>3:  | LEVEL<br>1ST<br>2ND<br>FB Lee<br>HB Lee          | Dining Room<br>Bedroom<br>vel 2: 1<br>vel 2: 0<br>Mis<br>LConditions<br>Adaptations  | Room Inform<br><u>DIMS</u><br>13 x 10<br>12 x 12<br>FB Le<br>HB L<br>cellaneous Inform<br>S:<br>Property Inform<br>1/2 E  | ntry Date:<br>xpire Date:<br>hation<br>LEVEL<br>1ST<br>2ND<br>evel 3:<br>formation<br>mation<br>Baths Lowe  | 06/14/2019<br>ROOM Kitchen Bedroom FB HE Public View Approved: Bus Dist to Last Remod r Lvl:0   | DIMS<br>13 x 11<br>12 x 9<br>5 Lower Level:<br>3 Lower Level:<br>able: Yes<br>Trns:  | LEVEL<br>1ST<br>2ND<br>0  |
| Listing Date:<br>Driginal Price:<br>Show Instr/Ph:<br>LockBox<br>LockBox Location<br>Room<br>Big Level 1: 0<br>Big Level 1: 0<br>Big Level 1: 0<br>Distressed Prop<br>Semi Annual Tap<br>Assessments:<br>Lot Dim:<br>L/2 Bath Level 1:<br>Docupancy:  | 06/13/201<br>\$119,900<br>0n<br><u>DIMS</u><br>18 × 12<br>13 × 11<br>0: None<br>c: \$832<br>off record<br>.1254<br>3:<br>At Closing  | LEVEL<br>1ST<br>2ND<br>FB Lev<br>HB Le           | Dining Room<br>Bedroom<br>vel 2: 1<br>vel 2: 0<br>Mis<br>LConditions<br>Adaptations  | Room Inform<br><u>DIMS</u><br>13 × 10<br>12 × 12<br>FB Le<br>HB Li<br>cellaneous Inform<br>5:<br>1/2 E<br>Levels  | ntry Date:<br>xpire Date:<br>hation<br>LEVEL<br>1ST<br>2ND<br>evel 3:<br>formation<br>mation<br>Baths Lowers:   | 06/14/2019<br>ROOM Kitchen Bedroom<br>FB HE Public View Approved: Bus Dist to Last Remod<br>r Lvl:0 2 Story   | DIMS<br>13 x 11<br>12 x 9<br>3 Lower Level:<br>3 Lower Level:<br>able: Yes<br>Trns:<br>eled:   | LEVEL<br>1ST<br>2ND<br>0  |
| isting Date:<br>priginal Price:<br>show Instr/Ph:<br>ockBox<br>ockBox Location<br>000M<br>wing Room<br>edroom<br>B Level 1: 0<br>IB Level 1: 0<br>IB Level 1: 0<br>Distressed Prop<br>emi Annual Tap<br>sesessments:<br>ot Dim:<br>/2 Bath Level 3<br>occupancy:<br>construction:   | 06/13/201<br>\$119,900<br>0n<br><u>DIMS</u><br>18 × 12<br>13 × 11<br>3 × 11<br>0: None<br>c: \$832<br>off record<br>.1254<br>3:  | LEVEL<br>1ST<br>2ND<br>FB Lev<br>HB Le           | Dining Room<br>Bedroom<br>vel 2: 1<br>vel 2: 0<br>Mis<br>LConditions<br>Adaptations  | Room Inform<br><u>DIMS</u> 13 × 10 12 × 12 FB Le HB L cellaneous Inform<br>S:<br>Property Inform<br>1/2 E Levels Basen  | ntry Date:<br>xpire Date:<br>ation<br><u>LEVEL</u><br>1ST<br>2ND<br>evel 3:<br>evel 3:<br>formation<br>mation<br>Baths Lowers:<br>nent:   | 06/14/2019<br>ROOM<br>Kitchen<br>Bedroom<br>FB<br>HE<br>Public View<br>Approved:<br>Bus Dist to<br>Last Remod<br>r LvI:0<br>2 Story<br>Full, Unfinishe  | DIMS<br>13 x 11<br>12 x 9<br>3 Lower Level:<br>3 Lower Level:<br>able: Yes<br>Trns:<br>eled:   | LEVEL<br>1ST<br>2ND<br>0  |
| Listing Date:<br>Driginal Price:<br>Show Instr/Ph:<br>LockBox Location<br>LockBox Location<br>CockBox Loca  | 06/13/201<br>\$119,900<br>0<br>0<br>1<br>19,900<br>19,000<br>19,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,0000<br>10,0000<br>10,000<br>10,000<br>10,000<br>10,000<br>10, | LEVEL<br>1ST<br>2ND<br>FB Lee<br>HB Le           | Dining Room<br>Bedroom<br>vel 2: 1<br>vel 2: 0<br>Mis<br>LConditions<br>Adaptations  | Room Inform<br><u>DIMS</u><br>13 × 10<br>12 × 12<br>FB Le<br>HB L<br>cellaneous Inform<br>5:<br>5:<br>5:<br>5:<br>5:<br>7:<br>7:<br>1/2 E<br>Levels<br>Basen<br>Zonin<br>Cooli  | ntry Date:<br>xpire Date:<br>ation<br><u>LEVEL</u><br>1ST<br>2ND<br>evel 3:<br>formation<br>mation<br>mation<br>Baths Lower<br>s:<br>neent:<br>ng:  | 06/14/2019<br>ROOM Kitchen Bedroom<br>FB HE Public View Approved: Bus Dist to Last Remod<br>r Lvl:0 2 Story   | DIMS<br>13 x 11<br>12 x 9<br>3 Lower Level:<br>3 Lower Level:<br>able: Yes<br>Trns:<br>eled:   | LEVEL<br>1ST<br>2ND<br>0<br>0                                     |
| Listing Date:<br>Driginal Price:<br>Show Instr/Ph:<br>LockBox Locatio<br>LockBox Locatio<br>Com<br>Jving Room<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Bedroom<br>Be | 06/13/201<br>\$119,900<br>0n<br><u>DIMS</u><br>18 x 12<br>13 x 11<br>0: None<br>c: \$832<br>off record<br>.1254<br>3:<br>At Closing<br>Vinyl, Woo  | LEVEL<br>1ST<br>2ND<br>FB Lee<br>HB Le           | Dining Room<br>Bedroom<br>vel 2: 1<br>ivel 2: 0<br>Mis<br>LConditions<br>Adaptations   | Room Inform<br><u>DIMS</u><br>13 × 10<br>12 × 12<br>FB Le<br>HB L<br>cellaneous Inform<br>5:<br>5:<br>5:<br>5:<br>5:<br>7:<br>7:<br>1/2 E<br>Levels<br>Basen<br>Zonin<br>Cooli  | ntry Date:<br>xpire Date:<br>xpire Date:<br>ation<br>LEVEL<br>1ST<br>2ND<br>evel 3:<br>formation<br>mation<br>mation<br>Baths Lowel<br>s:<br>nent:<br>ng:<br>ng:<br>Rooms:                                      | 06/14/2019           ROOM           Kitchen           Bedroom           FB           Public View           Approved:           Bus Dist to           Last Remod           r LvI:0           2 Story           Full, Unfinishe           Residential           Central | CommCode:<br>DIMS<br>13 x 11<br>12 x 9<br>Cower Level:<br>Comer Leve | LEVEL<br>1ST<br>2ND<br>0<br>0                                     |
| Listing Date:<br>Driginal Price:<br>Show Instr/Ph:<br>LockBox Location<br>LockBox Location<br>CockBox Loca  | 06/13/201<br>\$119,900<br>0<br>0<br>1<br>19,900<br>19,000<br>19,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,000<br>10,0000<br>10,0000<br>10,000<br>10,000<br>10,000<br>10,000<br>10, | LEVEL<br>1ST<br>2ND<br>FB Lee<br>HB Le           | Dining Room<br>Bedroom<br>vel 2: 1<br>ivel 2: 0<br>Mis<br>LConditions<br>Adaptations   | Room Inform<br>DIMS<br>13 × 10<br>12 × 12<br>FB Le<br>HB L<br>cellaneous Infor<br>s:<br>Property Infor<br>1/2 E<br>Levels<br>Baser<br>Zonir<br>Cooli<br>Total<br>Selling Inform | ntry Date:<br>xpire Date:<br>xpire Date:<br>ation<br><u>LEVEL</u><br>1ST<br>2ND<br>evel 3:<br>evel 3:<br>evel 3:<br>formation<br>mation<br>Baths Lowers:<br>nent:<br>ng:<br>ng:<br>Rooms:<br>nation<br>ng Date: | 06/14/2019           ROOM           Kitchen           Bedroom           FB           Public View           Approved:           Bus Dist to           Last Remod           r LvI:0           2 Story           Full, Unfinishe           Residential           Central | CommCode:<br>DIMS<br>13 x 11<br>12 x 9<br>Cower Level:<br>Comer Leve | LEVEL<br>1ST<br>2ND<br>0<br>0                                     |

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## 1435 Coventry Road, Dayton, OH 45410

Listing

| Sold 06/29/2018<br>County: Montgo   |  |   | Listing<br>Cross  | g #:765726<br>St:  |  | st Price: \$119<br>Id Price:\$11   |  |
|---|--|---|---|--|--|--|--|
|   |  | Sub<br>Bed<br>Batt<br>Yr E<br>Parc<br>Sch<br>CDC  | hs:         1 (1)           Built:         1919           cel ID:         R72 15           ool Dist:         Dayton   | ayton Rev<br>105 0036  | Sub Type: Single<br>Appx SqFt: 1,584<br>Price/SqFt: 72.60<br>Lot SqFt: 5,401<br>Lot Acres: 0.12<br>Lot Sz Src: Assess  | /Assessor's Da   | ata  |
|   |  |   |   | Remarks  |  |  |  |
| Prop Desc: You'l<br>patio<br>butcl<br>deck<br>tile s<br>custo<br>base   | I love this ta<br>b. Stunning c<br>her board co<br>and a fresh<br>hower, built<br>om reclaimed<br>ment with la<br>se email all o   | estefully upda<br>original wood<br>ounter tops, u<br>ly painted 1.<br>-in wood she<br>d wood head<br>aundry hooku | ated and functional<br>floors lead through<br>updated cabinets, ar<br>5 car garage. Main<br>elves. You'll love the<br>lboard wall with rea<br>ups and loads of sto<br>a@bellarealtors.com | I living room back to d<br>ind farm style sink. Co<br>level boasts two well-<br>e upstairs master suite<br>ding lights and last<br>prage! Call today!          | 7.<br>Enjoy those warm sumi<br>ining room with custom<br>zy breakfast nook over<br>sized bedrooms with la<br>, with adjoining half ba<br>but not least an office r | n light fixtures.<br>looking the fe<br>irge closets sh<br>ith, painted wo        | . Kitchen features<br>nced back yard with<br>aring a full bath with<br>ood floors, and |
|   | M. Isabella  | Hart (HART  | MARIA109) 📷   | Primary:   | (937) 760-1308   | Fax:   | (937) 535-1642   |
| Office:<br>Agrmnt Type:<br>Buyer Broker:<br>Listing Date:<br>Original Price:<br>Show Instr/Ph:  | Exclusive F<br>3%<br>05/31/201<br>\$119,900  | t <mark>y Group (BE</mark><br>Right<br>8  | door./9377601308  | Expire Da  | 29<br>te: 05/31/2018   | Fax:<br>Trans Type<br>CommCode   |  |
| Office:<br>Agrmnt Type:<br>Buyer Broker:<br>Listing Date:<br>Original Price:<br>Show Instr/Ph:<br>LockBox   | Exclusive F<br>3%<br>05/31/201<br>\$119,900<br>Sentrilock  | t <mark>y Group (BE</mark><br>Right<br>8  | door./9377601308  | Sub Age<br>DOM:<br>Entry Da<br>Expire Da   | 29<br>te: 05/31/2018   | Trans Type   |  |
| Agent:<br>Office:<br>Agrmnt Type:<br>Buyer Broker:<br>Listing Date:<br>Original Price:<br>Show Instr/Ph:<br>LockBox Location<br>Moster Bedroom<br>FB Level 1: 1<br>HB Level 1: 0  | Exclusive F<br>3%<br>05/31/201<br>\$119,900<br>Sentrilock  | y Group (BE<br>Right<br>8<br>box on front<br><u>LEVEL</u><br>1ST<br>2ND<br>FB Lev                                 | door./9377601308<br>R<br>ROOM<br>Living Room<br>Bedroom<br>vel 2: 0<br>vel 2: 1   | Sub Age<br>DOM:<br>Entry Da<br>Expire Da   | rcy:<br>29<br>te: 05/31/2018<br>ate:<br><u>ROOM</u><br>Dining Room<br>Bedroom<br>FB  | Trans Type   | e:<br><u>LEVEL</u><br>1ST<br>1ST<br>: 0  |
| Office:<br>Agrmnt Type:<br>Buyer Broker:<br>Listing Date:<br>Original Price:<br>Show Instr/Ph:<br>LockBox Location<br><u>ROOM</u><br>Kitchen<br>Master Bedroom<br>FB Level 1: 1   | Exclusive F<br>3%<br>05/31/201<br>\$119,900<br>Sentrilock<br>0<br>DIMS<br>12 × 12<br>12 × 24   | y Group (BE<br>Right<br>8<br>box on front<br><u>LEVEL</u><br>1ST<br>2ND<br>FB Lev                                 | door./9377601308<br>R<br>ROOM<br>Living Room<br>Bedroom<br>vel 2: 0<br>vel 2: 1<br>Misce<br>LConditions:<br>Adaptations:  | Sub Age<br>DOM:<br>Entry Da<br>Expire Da<br>Room Information<br>DIMS LEVEI<br>15 × 16 1ST<br>12 × 10 1ST<br>FB Level 3:<br>HB Level 3:                         | rcy:<br>29<br>te: 05/31/2018<br>ate:<br><u>ROOM</u><br>Dining Room<br>Bedroom<br>FB  | DIMS<br>15 × 12<br>12 × 11<br>Lower Level<br>B Lower Level<br>able: Yes<br>Trns: | e:<br><u>LEVEL</u><br>1ST<br>1ST<br>: 0  |
| Office:<br>Agrmnt Type:<br>Buyer Broker:<br>Listing Date:<br>Original Price:<br>Show Instr/Ph:<br>LockBox<br>LockBox Locatio<br>Master Bedroom<br>FB Level 1: 1<br>HB Level 1: 1<br>HB Level 1: 0<br>Distressed Prop<br>Semi Annual Tay<br>Assessments: | Exclusive F<br>3%<br>05/31/201<br>\$119,900<br>Sentrilock<br>0<br>DIMS<br>12 × 12<br>12 × 24<br>C: None<br>C: \$859<br>Of Record<br>Irregular<br>3:<br>Negotiate<br>Aluminum | y Group (BE<br>Right<br>8<br>box on front<br>1ST<br>2ND<br>FB Lev<br>HB Le  | door./9377601308 R ROOM Living Room Bedroom vel 2: 0 vel 2: 1 Misce LConditions: Adaptations: Pro   | Sub Age<br>DOM:<br>Entry Da<br>Expire Da<br>Room Information<br>DIMS LEVEI<br>15 × 16 1ST<br>12 × 10 1ST<br>FB Level 3:<br>HB Level 3:<br>ellaneous Informatio | Public View<br>Approved:<br>Bus Dist to<br>Last Remode<br>Diver LvI:0<br>1.5 Story<br>Full<br>Residential<br>Central   | DIMS<br>15 × 12<br>12 × 11<br>Lower Level<br>B Lower Level<br>able: Yes<br>Trns: | e:<br><u>LEVEL</u><br>1ST<br>1ST<br>: 0<br>I: 0  |

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