

**Cross Property 360 Property View**

**427 Cedar Street, West Carrollton, OH 45449**

**Listing**

[427 Cedar St West Carrollton, OH 45449](#)

**Sold** 09/30/2019

**County:** Montgomery

**Listing #:**792529

**Cross St:**

**List Price:** \$112,500

**Sold Price:**\$110,000



**Prop Type:** Residential

**Sub Type:** Single Family

**Subdivision:**

**Beds:** 3

**Baths:** 2 (1 1)

**Yr Built:** 1957

**Appx SqFt:** 1,242/Assessor's Data

**Price/SqFt:**88.57

**Parcel ID:** [K48001080040](#)

**Lot SqFt:** 8,280

**School Dist:** West Carrollton City

**Lot Acres:** 0.19

**CDOM:** 119

**Lot Sz Src:** Assessor's Data

**Agent Owned:**No

**Remarks**

**Directions:** Central Ave to North on Cedar Street

**Prop Desc:** Original owner was the builder. This house is 2ft longer and 2ft wider than the rest in the area! 1242 sq.ft. with full basement.

Two wbf. Updated windows, freshly painted throughout and new carpet. Fully fenced rear yard with covered patio area. Some new interior doors & new entry door. New 1/2 bath

**Legal Desc:** 1359 MITCHELL 1

**Listing Information**

**Agent:** [David B Cope \(COPEDAVB109\)](#)

**Primary:** (937) 609-0216

**Fax:** (937) 436-3908

**Office:** [Irongate Inc. \(IRNG03\)](#)

**Office Ph:** (937) 436-2700

**Fax:** (937) 436-3908

**Agmt Type:** Exclusive Right

**Sub Agency:**

**Buyer Broker:** 3%

**DOM:** 119

**Trans Type:** Sale

**Listing Date:** 06/04/2019

**Entry Date:** 06/04/2019

**CommCode:**

**Original Price:** \$132,500

**Expire Date:**

**Show Instr/Ph:** Call Showingtime/855-919-0230

**LockBox**

**LockBox Location**

**Room Information**

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Kitchen	12 x 12	1ST	Living Room	13 x 20	1ST	Dining Room	12 x 13	1ST
Master Bedroom	12 x 13	1ST	Bedroom	12 x 12	1ST	Bedroom	11 x 12	1ST
Entry Room	2 x 4	1ST						
<b>FB Level 1:</b> 1			<b>FB Level 2:</b> 0			<b>FB Level 3:</b> 0		
<b>HB Level 1:</b> 1			<b>HB Level 2:</b> 0			<b>HB Level 3:</b> 0		
						<b>FB Lower Level:</b> 0		
						<b>HB Lower Level:</b> 0		

**Miscellaneous Information**

**Distressed Prop:** None

**LConditions:** No

**Public Viewable:** Yes

**Semi Annual Tax:**\$1,435

**Approved:**

**Assessments:** .

**Adaptations:**

**Bus Dist to Trns:** .

**Lot Dim:** .

**Last Remodeled:**

**Property Information**

**Age:**

**Avail Financing:** Conventional, FHA

**1/2 Bath Level 3:** 0

**1/2 Baths Lower Lvl:** 0

**Occupancy:** At Closing

**Levels:** 1 Story

**Construction:** Brick

**Basement:** Full

**Fireplace:** Two, Woodburning

**Zoning:** Residential

**Heat System:** Natural Gas

**Cooling:** Central

**Appliances:** Dishwasher, Range

**Total Rooms:** 7

**Flood Insurance:** No

**Style:** Ranch

**Garage:** 1 Car, Attached, Opener

**Utilities:** 220 Volt Outlet, City Water, Sanitary Sewer, Storm Sewer

**Inside Features:** Paddle Fans

**Outside Features:** Fence, Patio

**Selling Information**

**SP%LP:** 97.78%

**Pending Date:** 09/03/2019

**Financing:** Conventional

**Comments:**

**Selling Agent:** [Samuel Hollon](#)

**Selling Office:** [Keller Williams Community Part](#)

**Selling Co-Agent:**

**Selling Co-Office:**



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# 331 Burns Avenue, West Carrollton, OH 45449

## Listing

331 Burns Ave West Carrollton, OH 45449

Sold 09/25/2019

County: Montgomery

Listing #:798687

Cross St:

List Price: \$119,500

Sold Price:\$119,500



**Prop Type:** Residential  
**Subdivision:** City/West Carrollton  
**Beds:** 3  
**Baths:** 2 (1 1)  
**Yr Built:** 1918  
**Parcel ID:** [K48 00101 0131](#)  
**School Dist:** West Carrollton City  
**CDOM:** 40  
**Agent Owned:**No

**Sub Type:** Single Family  
**Appx SqFt:** 1,554/Assessor's Data  
**Price/SqFt:** 76.90  
**Lot SqFt:** 6,438  
**Lot Acres:** 0.15  
**Lot Sz Src:** Assessor's Data

### Remarks

**Directions:** Central to N. on Burns

**Prop Desc:** Charm & character throughout defines this well maintained 1 1/2 story home with 1552 sf of living area. Includes 3 bedrooms, 1 1/2 baths, spacious living room, formal dining room with French doors, quaint eat-in kitchen with ample cabinet space and full appliances, and partial basement (Home won beautification award in 2017). Remodeled 1st floor bathroom, front porch for relaxing, detached oversized 2 car garage with alley access, fenced rear yard, and 15x13 covered patio. Don't wait.

**Agt Rmrks:** No showings until Sat 8/17/2019 at noon. Please leave a card and feedback is appreciated. Email offers to eflorence@woh.rr.com.

**Legal Desc:** 455

### Listing Information

**Agent:** [Eric A Florence \(FLOERERIA109\)](#)   
**Office:** [Irongate Inc. \(IRNGO7\)](#)  
**Agrmnt Type:** Exclusive Right  
**Buyer Broker:** 3%  
**Listing Date:** 08/16/2019  
**Original Price:** \$119,500  
**Show Instr/Ph:** /1-855-919-0230  
**LockBox**  
**LockBox Location**

**Primary:** (937) 974-8842 **Fax:** (866) 525-2376  
**Office Ph:** (937) 748-0000 **Fax:**  
**Sub Agency:**  
**DOM:** 40 **Trans Type:** Sale  
**Entry Date:** 08/16/2019 **CommCode:**  
**Expire Date:**

### Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	25 x 13	1ST	Dining Room	14 x 13	1ST	Kitchen	17 x 12	1ST
Bedroom	11 x 12	2ND	Bedroom	16 x 15	2ND	Bedroom	12 x 9	1ST
Utility Room	18 x 12	BSMT						
<b>FB Level 1:</b> 1			<b>FB Level 2:</b> 0			<b>FB Level 3:</b>		<b>FB Lower Level:</b> 0
<b>HB Level 1:</b> 0			<b>HB Level 2:</b> 1			<b>HB Level 3:</b>		<b>HB Lower Level:</b> 0

### Miscellaneous Information

**Distressed Prop:** None **LConditions:** **Public Viewable:** Yes  
**Semi Annual Tax:** \$1,043 **Approved:**  
**Assessments:** 255 yr **Bus Dist to Trns:**  
**Lot Dim:** 46x140 **Adaptations:** **Last Remodeled:**

### Property Information

**Age:** 20+ Years **Avail Financing:** Conventional, FHA, VA  
**1/2 Bath Level 3:** **1/2 Baths Lower Lvl:** 0  
**Occupancy:** Negotiated **Levels:** 1.5 Story  
**Construction:** Vinyl **Basement:** Crawl Space, Partial, Unfinished  
**Fireplace:** Dummy, One **Zoning:** Residential  
**Heat System:** Forced Air, Natural Gas **Cooling:** Central  
**Appliances:** Dishwasher, Dryer, Garbage Disposal, Refrigerator, Washer  
**Style:** **Total Rooms:** 7 **Flood Insurance:**  
**Garage:** 2 Car, Detached, Opener  
**Utilities:** City Water, Natural Gas, Sanitary Sewer, Storm Sewer  
**Easements:** Of Record **Windows:** Double Pane, Insulated  
**Inside Features:** Gas Water Heater  
**Kitchen Features:** Pantry  
**Outside Features:** Cable TV, Fence, Patio, Porch

### Selling Information

**SP%LP:** 100.00% **Pending Date:** 08/18/2019  
**Financing:** Conventional **Comments:**  
**Selling Agent:** [Ryan S Riddell](#)   
**Selling Co-Agent:** **Selling Office:** [Keller Williams Community Part](#)  
**Selling Co-Office:**



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# 415 Burns Avenue, West Carrollton, OH 45449

## Listing

415 Burns Ave West Carrollton, OH 45449

Sold 04/26/2019

County: Montgomery

Listing #:785008

Cross St: Central

List Price: \$125,000

Sold Price:\$115,000



**Prop Type:** Residential  
**Subdivision:** City/West Carrollton Rev  
**Beds:** 3  
**Baths:** 1 (1 )  
**Yr Built:** 1929  
**Parcel ID:** [K48 00101 0057](#)  
**School Dist:** West Carrollton City  
**CDOM:** 61  
**Agent Owned:**No

**Sub Type:** Single Family  
**Appx SqFt:** 1,248/Assessor's Data  
**Price/SqFt:**92.15  
**Lot SqFt:** 6,159  
**Lot Acres:** 0.14  
**Lot Sz Src:** Assessor's Data

### Remarks


**Directions:** Central Ave to North on Burns Ave.

**Prop Desc:** 2 Story home with 3 Bedrooms, 1 full bath, Dining room, Enclosed porch, full unfinished basement, 1 car detached garage, central air, fence. Brand New stainless steel appliances range, dishwasher, refrigerator. Updated dimensional roof, Beautiful hardwood floors-Bathroom totally new- Home shows like a model!!! GAS FIREPLACE!! 1248 sq. ft as per tax records plus basement. Electric breakers-Pex plumbing- One year Home Warranty with ORA. Occupancy at closing! MUST SEE INSIDE! KITCHEN with white kitchen cabinets island with cooktop, BATHROOM BEAUTIFUL ALL NEW...APPLIANCE WOW!!! HARDWOOD FLOORS SO NICE!! Don't pass this one by!!!!!! While in kitchen you can look into living room....open floor plan. Fireplace is white. Ladies I promise you will love all the white inside..

**Agt Rmrks:** rooms sizes approx. taxes per tax site.

**Legal Desc:** 380-PT-381

### Listing Information

**Agent:** [C. Michael Royce \(roycecmi109\)](#)   
**Office:** [Royce & Associates \(ROYC02\)](#)  
**Agmnt Type:** Exclusive Right  
**Buyer Broker:** 3%  
**Listing Date:** 02/27/2019  
**Original Price:** \$129,900  
**Show Instr/Ph:** Set up in Showing Time in the MLS. Go and Show Lock box Lock box CRR

**Primary:** (937) 718-7915  
**Office Ph:** (937) 274-1770  
**Sub Agency:**  
**DOM:** 61  
**Entry Date:** 02/28/2019  
**Expire Date:**

**Fax:** (937) 535-0080  
**Fax:** (937) 277-3270  
**Trans Type:** Sale  
**CommCode:**

**LockBox**

**LockBox Location**

### Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	23 x 12	1ST	Dining Room	14 x 9	1ST	Kitchen	14 x 13	1ST
Bedroom	12 x 10	2ND	Bedroom	12 x 10	2ND	Bedroom	12 x 11	2ND
Enclosed Porch	6 x 5	1ST	Utility Room	10 x 10	BSMT			

**FB Level 1:** 0      **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:** 0

### Miscellaneous Information

**Distressed Prop:** None      **LConditions:**      **Public Viewable:** Yes  
**Semi Annual Tax:** \$655  
**Assessments:** 211.03 yr      **Adaptations:**      **Approved:**  
**Lot Dim:** .1414      **Property Information**      **Bus Dist to Trns:**  
**Last Remodeled:**

**Age:** 20+ Years      **Avail Financing:** Conventional, FHA, VA  
**1/2 Bath Level 3:**      **1/2 Baths Lower Lvl:**0  
**Occupancy:** At Closing      **Levels:** 2 Story  
**Construction:** Aluminum, Vinyl      **Basement:** Full, Unfinished  
**Fireplace:** Gas, One      **Zoning:** Residential  
**Heat System:** Forced Air, Natural Gas      **Cooling:** Central  
**Appliances:** Dishwasher, Garbage Disposal, Home Warranty, Range, Refrigerator  
**Style:**      **Total Rooms:** 8      **Flood Insurance:**  
**Garage:** 1 Car, Detached  
**Utilities:** 220 Volt Outlet, City Water, Natural Gas, Sanitary Sewer, Storm Sewer  
**Easements:** Of Record      **Windows:**  
**Inside Features:** Gas Water Heater, Paddle Fans, Smoke Alarm(s)  
**Outside Features:** Fence, Porch

### Selling Information

**SP%LP:** 92.00%      **Pending Date:** 03/25/2019  
**Financing:** None Specified      **Comments:**  
**Selling Agent:** [Raymond Nicodemus](#)   
**Selling Co-Agent:**      **Selling Office:** [The Gene Group Inc.](#)  
**Selling Co-Office:**



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