

[Property History](#)

Listing Summary

[Map](#)

Listing #1596550	1360 Wagner Dr, Perry Twp, OH 45118	Sold (11/07/18)	DOM/CDOM: 20/20
\$189,900 (LP)	Bed: 3	Baths: 2 (2 0) (FH)	Sq Ft: 1446
\$177,000 (SP)	Area : E11	Yr: 1996	Lot Sz: 0.7400
SP % LP: 93.21			

Remarks

Near-immaculate, smoke-free, brick ranch at Lake Lorelei offering year 'round security & fun. Hardwood floors, ceramic tile floors, self-closing cherry cabinets, granite counters, appliances, roof, water heater, furnace - all new within 3 years! House is wired for surround sound & has vaulted ceilings. Driveway is huge! You'll love this one!

Picture



[Pictures \(19 \)](#)



Agent Office	Robyn G Coomer (ID: 273439) Primary:937-763-9719 Secondary:937-393-3416 x24 Other:937-763-9719 License #: 2007003439		
Property Type	Classic Real Estate Co (ID:CLAS01) Phone: 937-393-3416, FAX: 937-393-1333 Broker Lic.: 0000394168	Property Subtype(s)	Single Family
Single Family Desc	Residential		
	Single Family		
Status	Sold (11/07/18)		
Available for Lease	No		
Short Sale	No		
3rd Party Appr Req	No		
Pending Contingency	Set to close		
Showing Start Date	09/16/18	Entry Date	09/18/18
Listing Date	09/16/18		
Agreement Type	Excl. Right To Sell		
Limited Service	No		
Area	Brown-E11		
Suburb (SIC)	Lake Lorelei		
Commission	Commission-Coop		
	3%		
HERS Rating (RESNET)	0		
Steps To Bldg Door	#0		
Steps To Unit Door	#0		
Lifestyle Community	Boating, Fishing, Gated, Social Clubs, Walk/Run Paths		
County	Brown	Tax ID#	230478240000
Beds	3	Baths (FH)	2 (2 0)
Bldg Sq Ft (Realist)	1446		
Lot Sq Ft (approx)	32234	Lot Acres (approx)	0.7400
AbvGrd SqFt(Realist)	1446		
Lot Area (Realist)	16020.000		
Bsmt Sq Ft (Realist)	0		
2ndFlrArea (Realist)	0		
CensusTract(Realist)	9512.01		
Year Built	1996		
Cross Street	St Rt 131		

District Fayetteville Perry L (District Phone: Call SD 513-875-2423)
Property Ownership Consumer

Directions to Property From Hillsboro: US 50W, R on St. Rt. 131, Lake Lorelei on R. Gate code needed for entry.
Agent Remarks Easy to show. Furnishings thru-out are also available & negotiable. Bose sound system negotiable. Adjoining lot may never be built on, so this may add to your privacy.

Selling Information

Selling Price	177,000	Selling Date	11/07/18
Listing Price	189,900	Pending Date	10/06/18
SP % LP	93.21	Original Price	189,900
Financing	Conventional		
Comments			
Selling Agent	Wendie E Neely (214350)	Selling Office	Keller Williams Advisors Realty (ADVS01)
Selling Co-Agent		Selling Co-Office	

Additional Info

Showing Instructions Use Sched Show Link
Showing Instructions Easy to show!
New Construction No
Township Perry
Other Tax Parcel ID 230478240000
Semi-Annual Taxes 820.04
Complete Renovation Yes
Renovation Year 2016
Assessment Amt Of Record
Tax Abatement No
Through Payable Year 0
Suburb Lake Lorelei
Total Rooms #6
Fireplaces #1
Garage Spaces #2
Garage/Carport Garage Attached, Side
Carport Spaces #0
HOA Yes/No Yes
Total Amount \$330.00
HOA Management Co Lake Lorelei
Fee Frequency Quarterly

Property Dimensions

Lot Dimensions 90x178 each
Living Room 17x22 Level: 1
Dining Room 14x13 Level: 1
Kitchen 14x11 Level: 1
Master Bedroom 12x15 Level: 1
Bedroom 2 12x12 Level: 1
Bedroom 3 12x13 Level: 1
Bath 1 Full
Bath 1 Level #1
Bath 2 Full
Bath 2 Level #1
Bedroom Level 1 Yes
Family Room No
Bathroom Level 1 Yes
Formal Dining Room No
Bath Lvl 1 Type Full

Required Features

Levels One
Basement Crawl
Foundation Block
Roof Asbestos Shingle
Gas None
Primary Water Source Public
Sewer Public Sewer
Windows Vinyl
Occupancy Negotiable
Architecture Ranch
Construction Brick
Fireplace Electric, Insert
Other Parking Driveway
Heating Electric, Forced Air, Heat Pump
Cooling Central Air
Water Heating Electric

Optional Features

Entry (Foyer)	Tile Floor
Living Room Feat	Wood Floor
Dining Room Feat	French Doors, Other (Ceramic Tile)
Kitchen Features	Counter Bar, Marble/Granite/Slate, Skylight, Tile Floor, Wood Cabinets
MasterBed Feat	Bath Adjoins, Walk-in Closet, Wood Floor
Master Bathroom	Shower, Tile Floor
Inside Feature	Multi Panel Doors, Skylight, Vaulted Ceiling
Outside Feature	Corner Lot, Fire Pit, Patio, Porch
Land Description	.5 to .9 Acres
Miscellaneous	Attic Storage, Cable, Ceiling Fan, Smoke Alarm, Other (Surround Sound)
Appliances	Dishwasher, Double Oven, Dryer, Microwave, Oven/Range, Refrigerator
Mechanical Systems	Garage Door Opener
Buildings	Shed
Inc.In HOA/Condo Fee	Association Dues, Clubhouse, Play Area, Professional Mgt, Security, Snow Removal, Walking Trails
Levels In Building	#0

Farm/Agricultural

Fencing/Misc	Metal
Trees	Oak
Topography	Cleared
Access	Paved Road

Terms/Financing

Zoning	Residential
Special Financing	No

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