

Cross Property 360 Property View

439 Rockcliff Circle, Dayton, OH 45406

Listing

[439 Rockcliff Cir Dayton, OH 45406](#)

Sold 09/19/2019

County: Montgomery

Listing #:797036

Cross St:

List Price: \$129,900

Sold Price:\$132,510



Prop Type: Residential
Subdivision: City/Dayton Rev
Beds: 4
Baths: 3 (2 1)
Yr Built: 1955
Parcel ID: [R72 11111 0037](#)
School Dist: Dayton City SD
CDOM: 55
Agent Owned:No

Sub Type: Single Family
Appx SqFt: 1,504/Assessor's Data
Price/SqFt:88.11
Lot SqFt: 13,965
Lot Acres: 0.32
Lot Sz Src: Assessor's Data

Remarks

Directions: Hillcrest to Rockcliff (between Catalpa and Main Street) near Mayfair
Prop Desc: WOW! New kitchen, bathrooms, lighting, and flooring etc. This home has been totally renovated. Recess lighting in kitchen and basement. Walk out basement has three areas with a fireplace for entertaining, office space and bedroom. hardwood flooring in dining room, and kitchen. When you walk in the living room it has a beautiful fireplace will new carpet; the kitchen has all new appliances including dishwasher; looks like this owner lived on HGTV and put it in this home; fenced rear yard; enclosed heated Florida room; everything new in all bathrooms including jet stream tub; newer windows; nothing to do but move in; 2car attached with overhead storage;

Legal Desc: 65615 PT

Listing Information

Agent: [Jacqueline Cole \(colejac109\)](#)
Office: [Don Mitchell Realty Inc \(MITC01\)](#)
Agmnt Type: Exclusive Right
Buyer Broker: 3%
Listing Date: 07/26/2019
Original Price: \$129,900
Show Instr/Ph: go on line through showing time
LockBox
LockBox Location

Primary: (937) 854-0724 **Fax:** (937) 854-1800
Office Ph: (937) 854-0724 **Fax:** (937) 854-1800
Sub Agency:
DOM: 55 **Trans Type:** Sale
Entry Date: 07/26/2019 **CommCode:**
Expire Date:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	21 x 13	1ST	Dining Room	13 x 10	1ST	Kitchen	16 x 14	1ST
Bedroom	15 x 13	1ST	Bedroom	12 x 12	1ST	Bedroom	11 x 11	1ST
Bedroom	16 x 14	BSMT	Family Room	25 x 13	BSMT	Rec Room	26 x 16	BSMT
Utility Room	18 x 11	BSMT						
FB Level 1: 1			FB Level 2: 0			FB Level 3:		FB Lower Level: 1
HB Level 1: 1			HB Level 2: 0			HB Level 3:		HB Lower Level: 0

Miscellaneous Information

Distressed Prop: None **LConditions:** **Public Viewable:** Yes
Semi Annual Tax:\$1,009 **Assessments:** in taxes **Approved:**
Lot Dim: of record **Adaptations:** **Bus Dist to Trns:**
Disability Adapt: **Avail Date:** 07/27/2019 **Last Remodeled:**

Property Information

Age: **Avail Financing:** Conventional, FHA, VA
1/2 Bath Level 3: **1/2 Baths Lower Lvl:**0
Occupancy: At Closing **Levels:** 1 Story
Construction: Brick **Basement:** Finished, Full, Walkout
Fireplace: Two, Woodburning **Zoning:** Residential
Heat System: Forced Air, Natural Gas **Cooling:** Central
Appliances: Dishwasher, Range, Refrigerator
Style: Ranch **Total Rooms:** 10 **Flood Insurance:**
Garage: 2 Car, Attached, Overhead Storage, Storage
Utilities: 220 Volt Outlet, City Water, Natural Gas
Easements: **Windows:** Double Pane
Inside Features: Gas Water Heater, Paddle Fans, Smoke Alarm(s)
Outside Features:Fence, Patio

Selling Information

SP%LP: 102.01% **Pending Date:** 07/29/2019
Financing: Conventional **Comments:**
Selling Agent: [Cayla Forest](#)
Selling Co-Agent: **Selling Office:** [Irongate Inc.](#)
Selling Co-Office:



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2515 Catalpa Drive, Dayton, OH 45406

Listing

2515 Catalpa Dr Dayton, OH 45406

Sold 06/26/2019

County: Montgomery

Listing #:791833

Cross St:

List Price: \$92,500

Sold Price:\$97,000



Prop Type: Residential
Subdivision: City/Dayton Rev
Beds: 4
Baths: 2 (1 1)
Yr Built: 1924
Parcel ID: [R72 11301 0013](#)
School Dist: Dayton City SD
CDOM: 29
Agent Owned:No

Sub Type: Single Family
Appx SqFt: 2,046/Assessor's Data
Price/SqFt: 47.41
Lot SqFt: 6,817
Lot Acres: 0.16
Lot Sz Src: Assessor's Data

Remarks

Directions: Salem or Siebenthaler to Catalpa close to Hillcrest
Prop Desc: Stunning top to bottom, this is NOT one to be missed. Curb appeal displays the care and uniqueness of this classic home. As you enter you are greeted by the thermostat controlled gas fireplace in the family room, offering a warm welcome to all who enter. Make your way through the elegant dining room into the updated kitchen complete with all new appliances, adjoining the living room (currently dining room) flooded with natural light. Upstairs you'll find 4 well-appointed bedrooms with an oversized master bedroom that would make anyone jealous. Carpeted stairs leading to the basement welcome you to an additional living and recreation room with porcelain wood tile, the perfect hideaway. Large fully privacy fenced in yard holds the perfect entertaining spot and 2 car garage. This home is a showcase home like no other!!

Agmt Rmrks: Lack of railing around porch, potentially conv only. Sellers will not install new. Check with the lender if your buyer is using FHA or VA. If they are not home they will remotely turn off the alarm during all showings. Items not included in sale of home are as follows: kitchen cabinets in basement, dehumidifier, curtains and hardware in Master Suite, Wall light sconces in Master Suite, Ring Tone door bell, washer and dryer, Dragon stain glass in upper stairwell. 4 post bed in master may stay

Legal Desc: 46019

Listing Information

Agent: [David Moyer \(moyerdav109\)](#)
Office: [Keller Williams Advantage Real \(KWAR02\)](#)
Agmt Type: Exclusive Right
Buyer Broker: 3%
Listing Date: 05/28/2019
Original Price: \$92,500
Show Instr/Ph: Owner present for all showings
LockBox SentrLock
LockBox Location

Primary: (937) 477-2298
Office Ph: (937) 848-6255
Sub Agency:
DOM: 29
Entry Date: 05/28/2019
Expire Date:
Fax: (937) 848-6299
Fax: (937) 848-6299
Trans Type: Sale
CommCode:

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Family Room	15 x 14	1ST	Dining Room	13 x 13	1ST	Kitchen	16 x 13	1ST
Living Room	24 x 11	1ST	Master Bedroom	23 x 14	2ND	Bedroom	13 x 11	2ND
Bedroom	13 x 11	2ND	Bedroom	11 x 9	2ND	Rec Room	23 x 14	BSMT
FB Level 1: 0			FB Level 2: 1			FB Level 3:		
HB Level 1: 0			HB Level 2: 0			HB Level 3:		
						FB Lower Level: 0		
						HB Lower Level: 1		

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$727
Assessments: of record
Lot Dim: 48x143
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: Vinyl
Fireplace: Gas, Insert
Heat System: Forced Air, Natural Gas
Appliances: Dishwasher, Range, Refrigerator
Style: Traditional
Garage: 2 Car, Detached, Opener, Storage
Utilities: 220 Volt Outlet, City Water, Natural Gas, Sanitary Sewer, Storm Sewer
Easements: Of Record
Inside Features: Gas Water Heater, High Speed Internet, Security, Smoke Alarm(s)
Outside Features: Cable TV, Fence, Patio, Porch
Avail Financing: Conventional
1/2 Baths Lower Lvl: 1
Levels: 2 Story
Basement: Full, Semi-Finished
Zoning: Residential
Cooling: Central
Total Rooms: 9
Flood Insurance: No
Windows:

Selling Information

SP%LP: 104.86%
Financing: Conventional
Selling Agent: [Dale E Vaughan](#)
Selling Co-Agent:
Pending Date: 05/31/2019
Comments:
Selling Office: [Coldwell Banker Heritage](#)
Selling Co-Office:



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819 Sunnyview Avenue, Dayton, OH 45406

Listing

819 Sunnyview Ave Dayton, OH 45406

Sold 05/10/2019

County: Montgomery

Listing #:786445

Cross St:

List Price: \$79,900

Sold Price:\$79,000



R72 11301 0035 03/12/2013

Prop Type: Residential
Subdivision: City/Dayton Rev
Beds: 3
Baths: 2 (1 1)
Yr Built: 1929
Parcel ID: [R72 11301 0035](#)
School Dist: Dayton City SD
CDOM: 76
Agent Owned:No

Sub Type: Single Family
Appx SqFt: 1,393/Assessor's Data
Price/SqFt: 56.71
Lot SqFt: 5,624
Lot Acres: 0.13
Lot Sz Src: Assessor's Data


Remarks

Directions: from Salem ave turn right on catalpa left on sunnyview
Prop Desc: There is a unique custom fireplace Custom ceiling fans thru out Custom kitchen Cabinetry Custom backyard courtyard and large pergula (power ran thru out) Resurfaced 2 tier Deck with Hottub (new heater) Backyard lighting / Backyard Sound System w/ outdoor speakers New AC unit (1 one year old) custom triple pane windows thru out New first level floors Upstairs bathroom remodeled with custom marble floors new stainless steel dishwasher Stainless steel refrigerator custom Kitchen bay window Upstairs hallway / wood floors revived Recent Vinyl siding with fitted core insulation Washer/Dryer (stackable) in basement 4yr old Water heater 4yr old whole house Water conditioner / softener (water Boss) Under sink 3 stage water purifier system 1yr old

Agt Rmrks: please have buyers pre-approve or have proof of funds

Legal Desc: 46063

Listing Information

Agent: [Thomas F Wright Jr \(wriighthof109\)](#) 
Office: [Wright Real Estate Services \(WRES01\)](#)
Agmnt Type: Exclusive Right
Buyer Broker: 3%
Listing Date: 03/20/2019
Original Price: \$82,500
Show Instr/Ph: showintime/937-470-3405

Primary: (937) 470-3405
Office Ph: (937) 470-3405
Sub Agency:
DOM: 76
Entry Date: 03/20/2019
Expire Date:
Fax: (937) 226-1998
Fax: (937) 226-1998
Trans Type: Sale
CommCode:

LockBox
LockBox Location

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	9 x 9	1ST	Dining Room	11 x 10	1ST	Family Room	9 x 9	1ST
Bedroom	10 x 9	2ND	Bedroom	10 x 10	2ND	Bedroom	10 x 11	2ND
FB Level 1: 0			FB Level 2: 1			FB Level 3: 0		
HB Level 1: 1			HB Level 2: 0			HB Lower Level: 0		

Miscellaneous Information

Distressed Prop: None
Semi Annual Tax: \$717
Assessments: 0
Lot Dim: 56 x 100
LConditions:
Adaptations:
Public Viewable: Yes
Approved:
Bus Dist to Trns:
Last Remodeled:

Property Information

Age: 20+ Years
1/2 Bath Level 3:
Occupancy: At Closing
Construction: Aluminum, Frame
Fireplace:
Heat System: Forced Air, Natural Gas
Style:
Garage: 2 Car, Detached
Avail Financing:
1/2 Baths Lower Lvl: 0
Levels: 2 Story
Basement: Finished
Zoning: Residential
Cooling: Central
Total Rooms: 6
Flood Insurance:

Selling Information

SP%LP: 98.87%
Financing: FHA
Selling Agent: [Michael Embree](#) 
Selling Co-Agent:
Pending Date: 04/21/2019
Comments:
Selling Office: [Sibcy Cline Inc.](#)
Selling Co-Office:



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