

**1318, EPWORTH, AVENUE, DAYTON, OH, 45410**

<https://www.flourishteam.com>

1318, Epworth,  
Avenue, Dayton,  
OH, 45410



**\$45,000**

This Dutch Colonial style home needs to be fully renovated. Original natural woodwork. Large third bedroom does not have a closet. Partial unfinished basement, 1.5 car detached garage. Property being sold as-is. Seller will make no repairs, will provide no warranties. Utilities are shut off, bring a flashlight.

- 3 beds
- 1.00 bath
- Single Family
- Residential
- Active
- 1384 sq ft

## Rooms & Units Description

**Number Of Full Baths On Level 2: 1**

## Location Details



**County Or Parish:** Montgomery

**Directions:** Wayne Avenue to Epworth.

**School District:** Dayton

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 40 x 119

**Construction Type:** Aluminum,Vinyl

**Subdivision Name:** City/Dayton Rev

**Transaction Type:** Sale

**Parcel Number:** R72-03604-0048

**Levels:** 2 Story

**Distressed Property:** None

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## Property Features

**Outside Features:** Patio,Porch, Patio,Porch

**Heating:** Natural Gas

**Garage:** 1 Car,Detached

**Basement:** Partial,Unfinished

**Cooling:** Other

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## Miscellaneous

**Taxes Semi Annual:** 463.54

**Assessments:** APC \$21.50, Aqi \$1.00

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## Courtesy of

**Office Name:** Coldwell Banker Heritage

**Agent Email:** Ev@EvDavidson.com

**Agent Name:** Evelyn Davidson

**Agent Phone:** (937) 239-1540

