

**2435, PATRICK, BOULEVARD, DAYTON, OH, 45431**

<https://www.flourishteam.com>

2435, Patrick,  
Boulevard, Dayton,  
OH, 45431



**\$235,000**



Welcome to this charming ranch-style condominium offering comfortable and convenient single-level living with an array of sought-after amenities. This well-designed home features three spacious bedrooms and two full bathrooms, all freshly painted to provide a bright and inviting atmosphere. The open floor plan is complemented by durable luxury vinyl plank flooring, creating a cohesive and [...]

- 3 beds
- 2.00 baths
- Condominium
- Residential
- Active
- 1464 sq ft

## Rooms & Units Description

**Rooms Total: 7**

**Room Count: 7**

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



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## Location Details

**County Or Parish:** Greene

**School District:**  
Beavercreek

**Directions:** Take New Germany Trebein Rd to your destination, Turn left onto Old Burr Creek Rd/Varner Dr, Turn right onto Patrick Blvd, Destination will be on the right

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** irregular

**Parcel Number:** B42000400200007100

**Construction Type:** Stone

**Levels:** 1 Story

**Subdivision Name:** Crossings/Canterburgtrails 10

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Basement:** Slab

**Heating:** Natural Gas

**Cooling:** Central

**Fireplace:** Gas

**Garage:** 2 Car, Attached

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## Miscellaneous

**HOA Condo Fee:** 415.00

**HOA Fee Frequency:** Monthly

**Taxes Semi Annual:** 2450.00

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## Courtesy of

**Office Name:** Keller Williams Advisors Rlty

**Agent Name:** Erin Warfield

**Agent Email:** erin@workwithhfa.com

**Agent Phone:** (937) 546-9839

