

# 2440, ALVARADO, DRIVE, DAYTON, OH, 45420

<https://www.flourishteam.com>

2440, Alvarado,  
Drive, Dayton, OH,  
45420



Charming 3-Bedroom Ranch Home with Modern Updates & Stunning Outdoor Retreat Welcome to this beautifully updated 3-bedroom, 1 1/2-baths home, perfect for those seeking comfort, style all on one level. Many updates throughout the house make it a turnkey home: HVAC (2020), carpet (2022), Full Bathroom renovated (2022), and insulation (2021). A spacious Cedar Deck, [...]

- 3 beds
- 2.00 baths
- Single Family
- Residential
- Active
- 1299 sq ft

## Rooms & Units Description

**Rooms Total: 6**

**Room Count: 6**

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

**Number Of Half Baths On Level 1: 1**



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## Location Details

**County Or Parish:** Montgomery

**School District:** Kettering

**Directions:** From West Stroop Rd, turn left onto Braddock Street. Turn left onto Alvarado Dt. This house is on the left.

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 0.4499

**Parcel Number:** N64-02404-0011

**Construction Type:** Brick

**Levels:** 1 Story

**Subdivision Name:** Amberly Acres Sec 02

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:**

Deck,Fence,Patio,Storage Shed,  
Deck,Fence,Patio,Storage Shed

**Utilities:** City Water,Natural  
Gas,Sanitary Sewer,Storm Sewer

**Basement:** Slab

**Heating:** Natural Gas

**Kitchen Features:** Island

**Inside Features:** Gas Water Heater

**Appliances:** Dishwasher,Dryer,Garbage  
Disposal,Microwave,Range,Refrigerator,Washer

**Windows:** Vinyl

**Cooling:** Central

**Garage:** 1 Car,Storage

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## Miscellaneous

**Taxes Semi Annual:** 2230.70

**Assessments:** APC fee \$21.50/Kettering CGS \$400.87

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## Courtesy of



**Office Name:** Home Experts Realty  
**Agent Email:** [brenda.wirrig@gmail.com](mailto:brenda.wirrig@gmail.com)

**Agent Name:** Brenda Wirrig  
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