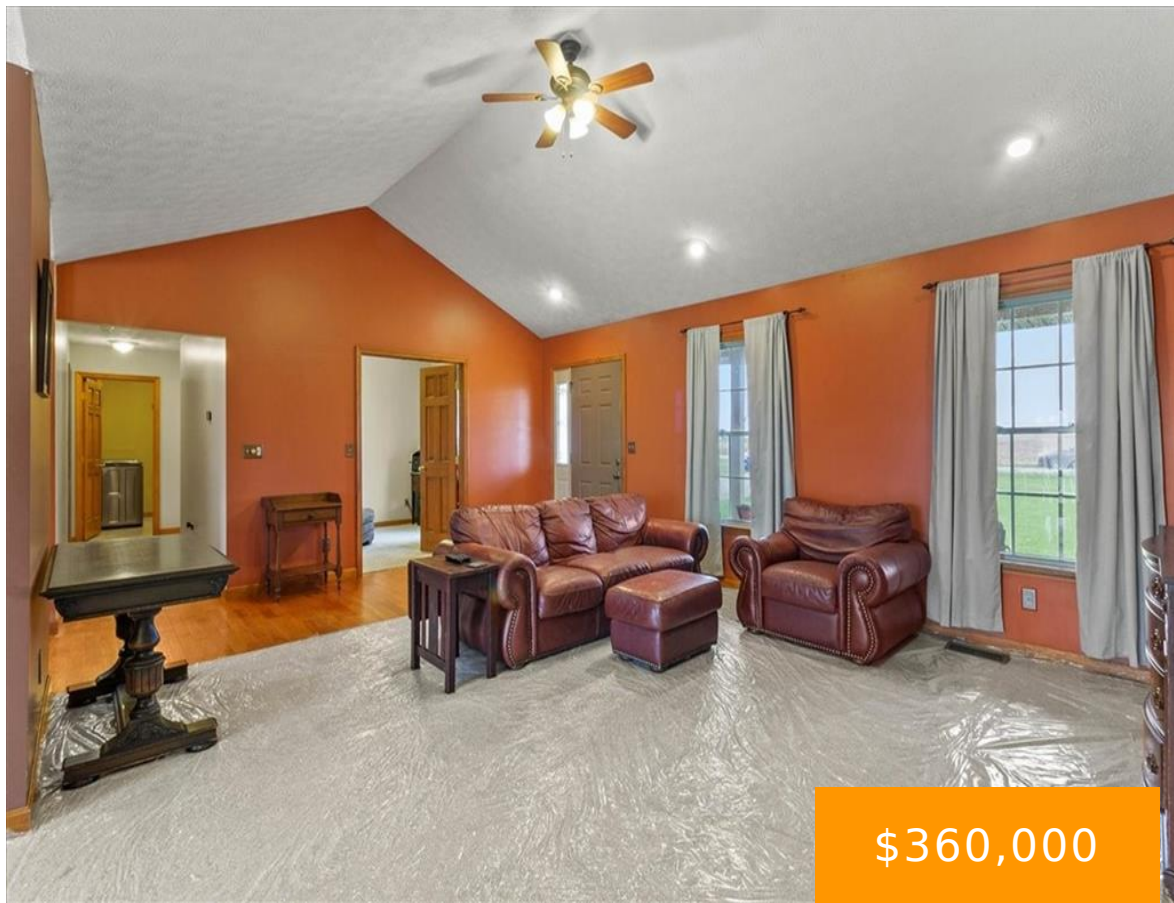


2645, VANCE, ROAD, SAINT PARIS, OH, 43072

https://www.flourishteam.com

2645, Vance, Road,  
Saint Paris, OH,  
43072



This well-maintained home features a new 48×80 fence, a new sliding glass back door, and fresh carpet throughout. It’s equipped with a 2018 heat pump, ensuring efficient climate control. Located in the quiet countryside on a spacious acre lot in the highly-rated Graham School District, the home offers a peaceful, rural setting. The layout includes [...]

- 3 beds
- 2.00 baths
- Single Family
- Residential
- Active
- 1960 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

<b>County Or Parish:</b> Champaign	<b>School District:</b> Graham
<b>Directions:</b> Highway 36 west of Urbana, turn South onto State Route 560, turn right onto Nettlecreek Rd, turn left onto Vance Rd	<b>Zoning:</b> Residential

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## Property Details

<b>Lot Dimensions:</b> 1.2 acres	<b>Parcel Number:</b> G210711270001211
<b>Construction Type:</b> Vinyl	<b>Levels:</b> 1 Story
<b>Distressed Property:</b> None	<b>Transaction Type:</b> Sale

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## Property Features

<b>Outside Features:</b> Deck,Fence,Patio,Porch, Deck,Fence,Patio,Porch	<b>Inside Features:</b> Electric Water Heater,High Speed Internet,Paddle Fans,Vaulted Ceiling,Walk in Closet
<b>Utilities:</b> Septic,Well	<b>Appliances:</b> Dishwasher,Dryer,Garbage Disposal,Range,Refrigerator,Washer,Water Softener
<b>Basement:</b> Crawl Space	<b>Windows:</b> Double Hung,Insulated
<b>Heating:</b> Forced Air,Heat Pump,Propane	<b>Cooling:</b> Central
<b>Kitchen Features:</b> Island,Open to Family Room	<b>Garage:</b> 2 Car,Attached,Opener

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## Courtesy of

<b>Office Name:</b> Coldwell Banker Heritage	<b>Agent Name:</b> Jennifer Coey
<b>Agent Email:</b> jrcoey67@gmail.com	<b>Agent Phone:</b> (937) 869-8506

