

304, Lighthouse,  
Trail, Dayton, OH,  
45458

# 304, LIGHTHOUSE, TRAIL, DAYTON, OH, 45458

<https://www.flourishteam.com>



\$399,000



- 4 beds
- 3.00 baths
- Single Family
- Residential
- Active
- 2556 sq ft

This desired home sits on a spacious corner lot. As you walk into the entry you'll instantly notice it feels roomier inside than it first appears. This well maintained ranch boasts newer Champion windows (2017-18), water heater (2023) and the chimney was replaced in 2018 (from the roof up). Fun paint fills the bedroom walls [...]

## Rooms & Units Description

**Rooms Total:** 10

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

**Room Count:** 10

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



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## Location Details

**County Or Parish:** Montgomery

**School District:**  
Centerville

**Directions:** From 675 take the 725 Miamisburg/Centerville exit. Turn right on Yankee. Turn left on W. Spring Valley Pike. Right on S. Normandy Ln, Right on Lighthouse Trail. House sits on the corner.

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** Of Record

**Parcel Number:** 067-20217-0007

**Construction Type:** Brick,Wood

**Levels:** 1 Story

**Subdivision Name:** Beacon Hill

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Fence,Porch,Storage Shed, Fence,Porch,Storage Shed  
**Inside Features:** Paddle Fans,Walk in Closet

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

**Basement:** Slab

**Heating:** Electric,Heat Pump

**Cooling:** Central

**Kitchen Features:** Wood / Butcher Block

**Fireplace:** One

**Garage:** 2 Car,Attached

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## Miscellaneous

**Virtual Tour URL:** [https://youtu.be/\\_800LvQ6wQw](https://youtu.be/_800LvQ6wQw)

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## Courtesy of



**Office Name:** Glasshouse Realty Group

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