

**313, KENILWORTH, AVENUE, DAYTON, OH, 45405**

<https://www.flourishteam.com>

313, Kenilworth,  
Avenue, Dayton,  
OH, 45405



Build your rental portfolio today with this three bedroom, traditional two story home nestled in the charm of Dayton's Five Oaks neighborhood! This home features an eat-in-kitchen, LVT flooring, in unit w/d hookups, full basement, and two car detached garage. This income generating property is currently leased for \$1,050/month! Additional Updates: New Roof (2024) & [...]

- 3 beds
- 1.00 bath
- Single Family
- Residential
- Active
- 1335 sq ft

## Rooms & Units Description

**Rooms Total: 7**

**Room Count: 7**

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



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## Location Details

**County Or Parish:** Montgomery

**School District:** Dayton

**Directions:** N Main St to West (left) on Grand Ave to North (right) on Grafton Ave to West (left) on Kenilworth Ave

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 125x39

**Parcel Number:** R72-06809-0053

**Construction Type:** Brick,Frame,Wood

**Levels:** 2 Story

**Subdivision Name:** City/Dayton Rev

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Fence,Porch, Fence,Porch

**Inside Features:** Gas Water Heater,Paddle Fans

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

**Basement:** Full

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Kitchen Features:** Laminate Counters

**Fireplace:** Inoperable

**Garage:** 2 Car

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## Miscellaneous

**Taxes Semi Annual:** 455.00

**Assessments:** Of Record

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## Courtesy of



**Office Name:** Irongate Inc.

**Agent Name:** Jonathan Patterson

**Agent Email:** jonathanpattersonrealestate@gmail.com

**Agent Phone:** (937) 477-1431

