

**3260, FEDERALIST, DRIVE, KETTERING, OH, 45440**

<https://www.flourishteam.com>

3260, Federalist,  
Drive, Kettering,  
OH, 45440



**\$414,900**



Come and see this wonderful home in a great location and highly sought after neighborhood. The home features a brand-new kitchen (2023), new flooring on the main level, new LED lighting and fans throughout, a refinished deck, and much, much more! The main level boasts a spacious living room with a new modular, electric fireplace [...]

- 3 beds
- 4.00 baths
- Single Family
- Residential
- Active
- 2560 sq ft

## Rooms & Units Description

**Rooms Total: 12**

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

**Room Count: 12**

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



---

## Location Details

**County Or Parish:** Greene

**School District:** Kettering

**Directions:** From Wilmington Pike: northeast on Swigert Road. Right at the round about onto James Madison Trails. Right on Federalist Drive.

**Zoning:** Residential

---

## Property Details

**Lot Dimensions:** 67 x 121

**Parcel Number:** L47000100010013000

**Construction Type:** Brick,Vinyl

**Levels:** 2 Story

**Subdivision Name:** Madison Grant

**Distressed Property:** None

**Transaction Type:** Sale

---

## Property Features

**Outside Features:** Deck,Fence, Deck,Fence

**Inside Features:** High Speed Internet,Paddle Fans,Security / Surveillance,Smoke Alarm(s),Walk in Closet

**Utilities:** 220 Volt Outlet,City Water,Natural Gas,Sanitary Sewer

**Basement:** Finished,Full

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Kitchen Features:** Island,Open to Family Room,Pantry,Remodeled

**Fireplace:** Electric,Other

**Garage:** 2 Car,Attached,Opener,Overhead Storage

---

## Miscellaneous

**HOA Condo Fee:** 325.00

**HOA Fee Frequency:** Annually

**Taxes Semi Annual:** 3014.50

**Assessments:** See Tax Records



---

# Courtesy of

**Office Name:** Irongate Inc.

**Agent Name:** Kristie D Ohlemacher

**Agent Email:** [kristie.ohlemacher@irongaterealtors.com](mailto:kristie.ohlemacher@irongaterealtors.com) **Agent Phone:** (702) 635-4954

