

# 3525 SUNNY ACRES DRIVE HAMILTON OH 45013

<https://www.flourishteam.com>

3525 Sunny Acres  
Drive Hamilton OH  
45013



\$670,000



Luxury awaits as you step into beautiful three bedroom brick/stone ranch in desirable Ross Trails subdivision. Entry flows into an expansive living room, kitchen and dining area. Cooking is a delight in your gourmet kitchen feat. granite island and countertops, pantry, wood cabinets and stainless steel appliances. Living room feat. grand stone fireplace which is [...]

- 3 beds
- 3.00 baths
- Single Family
- Residential
- Active
- 2307 sq ft

## Rooms & Units Description

**Rooms Total:** 8

**Room Count:** 8

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

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



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## Location Details

**County Or Parish:** Butler

**School District:** Ross

**Directions:** Layhigh Road to Ross Trails to Left on Longhorn to Right on Robina to Left on Sunny Acres

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 100x229

**Parcel Number:** K4620109000034

**Construction Type:** Brick,Stone

**Levels:** 1 Story

**Subdivision Name:** Ross Trails Sub Sec Five

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Patio,Porch Patio,Porch

**Inside Features:** Gas Water Heater

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

**Basement:** Full,Unfinished

**Windows:** Insulated,Vinyl

**Heating:** Natural Gas

**Cooling:** Central

**Fireplace:** Gas

**Garage:** 3 Car,Built In

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## Courtesy of

**Office Name:** Comey & Shepherd REALTORS

**Agent Name:** Mark Weil

**Agent Email:** mweil@comey.com

**Agent Phone:** (513) 509-0940

