

# 40, ERIE, AVENUE, DAYTON, OH, 45410

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40, Erie, Avenue,  
Dayton, OH, 45410



FIRM ROCK BOTTOM REDUCTION! This solid metropolitan 2 story is perfect for the owner occupant or smart investor looking for to build sweat equity through minor renovation. This home checks all the boxes w/4 Bedrooms, 1 1/2 BATHS, a statement entry, open living room, formal dining room and a finished basement. Original hallmarks include an [...]

- 4 beds
- 2.00 baths
- Single Family
- Residential
- Active
- 1602 sq ft

## Rooms & Units Description

**Rooms Total:** 10

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

**Room Count:** 10

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

## Location Details



**County Or Parish:** Montgomery

**School District:** Dayton

**Directions:** Wayne Avenue To East On Erie Avenue to #40. No signage on property.

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 135 X 34 (Corner)

**Parcel Number:** R72-03404-0031

**Construction Type:** Aluminum,Frame,Vinyl

**Levels:** 3 Story

**Subdivision Name:** City/Dayton Rev

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Cable TV,Fence,Porch, Cable TV,Fence,Porch

**Inside Features:** Gas Water Heater

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

**Basement:** Full,Semi-Finished

**Windows:** Double Hung

**Heating:** Forced Air,Natural Gas

**Cooling:** None

**Fireplace:** Inoperable,One

**Garage:** 1 Car,Detached

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## Miscellaneous

**Taxes Semi Annual:** 882.95

**Assessments:** Of Record if Applicable

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## Courtesy of

**Office Name:** RE/MAX Alliance Realty

**Agent Name:** Jeffrey T Roberts

**Agent Email:** jroberts@remax.net

**Agent Phone:** (937) 559-6661

