

**6848, RANCH HILL, DRIVE, DAYTON, OH, 45415**

<https://www.flourishteam.com>

6848, Ranch Hill,  
Drive, Dayton, OH,  
45415



**\$208,000**



New Trane Electric Heat pump installed in 2020. New Roof installed in 2021. Nice 3 bedroom, 2 1/2 bath home is located off the beaten path, but close to everything! Covered patio and private rear yard is ready for your enjoyment. Seller will provide a 1 year Advantage Home Warranty at closing.

- 3 beds
- 3.00 baths
- Single Family
- Residential
- Active
- 1568 sq ft

## Rooms & Units Description

**Rooms Total: 8**

**Room Count: 8**

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



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## Location Details

**County Or Parish:** Montgomery

**School District:** Northmont

**Directions:** Taywood Rd to East on Rundell, Left on Ranch Hill Dr. **Zoning:** Residential

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## Property Details

**Lot Dimensions:** 80x150

**Parcel Number:** M60-25205-0022

**Construction Type:** Aluminum,Brick

**Levels:** Tri Level

**Subdivision Name:** Randolph Manor Sec 5-B

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

**Outside Features:** Cable TV,Patio,  
Cable TV,Patio

**Inside Features:** Electric Water Heater,High Speed  
Internet,Smoke Alarm(s)

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

**Appliances:** Dishwasher,Garbage Disposal,Home  
Warranty,Range,Refrigerator

**Basement:** Finished,Partial

**Heating:** Electric,Heat Pump

**Cooling:** Central,Heat Pump

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

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## Miscellaneous

**Taxes Semi Annual:** 1869.00

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## Courtesy of

**Office Name:** Keller Williams Home Town Rlty

**Agent Name:** Connie Meyer

**Agent Email:** Cmmeyer1@aol.com

**Agent Phone:** (937) 286-8835

