

7242, River Birch,  
Street, Tipp City,  
OH, 45371

**7242, RIVER BIRCH, STREET, TIPP CITY, OH, 45371**

<https://www.flourishteam.com>



**\$414,900**



- 5 beds
- 4.00 baths
- Single Family
- Residential
- Active
- 3284 sq ft

Welcome home to this exceptional 5-bedroom, 3 1/2-bath residence in the highly sought-after Carriage Trails Community, where comfort seamlessly meets luxury. Step inside and experience a spacious interior filled with high-end finishes and numerous upgrades. The main level features a stunning upgraded kitchen, complete with gorgeous granite countertops, an island, and top-of-the-line appliances, plus tiled [...]

## Rooms & Units Description

**Rooms Total:** 14

**Room Count:** 14

**Number Of Full Baths On Level Lo:** 1, 0 **Number Of Half Baths On Level 1:** 1

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



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## Location Details

**County Or Parish:** Miami

**School District:**  
Bethel

**Directions:** From I70, North on Brandt Pike. West on Carriage Trails Parkway. Left on River Birch St. From I70, North on Old Troy Pike. East on Carriage Trails Parkway. Right on River Birch St.

**Zoning:** Residential

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## Property Details

**Lot Dimensions:** 50x120

**Parcel Number:** P48002689

**Construction Type:** Brick,Frame,Vinyl

**Levels:** 2 Story

**Subdivision Name:** Carriage Trails Sec 3

**Distressed Property:** None

**Transaction Type:** Sale

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## Property Features

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

**Inside Features:** Gas Water Heater,High Speed  
Internet,Paddle Fans,Smoke Alarm(s),Walk in  
Closet

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

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

**Basement:** Finished,Full

**Windows:** Double Hung

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Kitchen Features:** Granite  
Counters,Island,Open to Family Room,Pantry

**Fireplace:** Electric,Two

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

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## Miscellaneous

**HOA Condo Fee:** 75.00

**HOA Fee Frequency:** Quarterly

**Taxes Semi Annual:** 2091.00

**Assessments:** included



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# Courtesy of

**Office Name:** Coldwell Banker Heritage

**Agent Email:** Lisa@LisaNishwitz.com

**Agent Name:** Lisa Nishwitz

**Agent Phone:** (937) 266-3440

