

331 W Rahn Rd Dayton, OH 45429

Active 04/09/2021

County: Montgomery

Listing #: 836121

Cross St:

List Price: \$125,000



Prop Type: Residential  
Subdivision: Grantland Sec 04  
Beds: 3  
Baths: 3 (2 1)  
Yr Built: 1956  
Parcel ID: O67 20807 0029  
School Dist: Centerville  
CDOM: 0  
Agent Owned: No  
Recent Change: 04/09/2021 : NEW : ->A

Sub Type: Single Family  
Appx SqFt: 1,410/Assessor's Data  
Price/SqFt: 88.65  
Lot SqFt: 21,314  
Lot Acres: 0.49  
Lot Sz Src: Assessor's Data

Remarks

Directions: Mad River to Rahn

Prop Desc: Beautiful brick ranch home located in Washington Township within the Centerville School District on a half acre corner lot. Gorgeous kitchen with granite counter tops, plenty of cabinet space and new SS appliances. Extra large sliding glass doors in the living/dining room allow for lots of natural light and exit onto a covered back patio. Enjoy the evenings by the fireplace in the living room or the fireplace located in the basement family room. Built in shelving in the kitchen, dining room and living room give the home a unique feel. Conveniently located minutes away from shopping, restaurants and highway access.

Agt Rmrks: Court ordered sale by AUCTION. Please go to agorarealtynow.com/auction for full list of properties and more information. Please take note to ALL disclosures, terms and conditions, and instructions online. There is no exception to purchasing these properties except through this auction. Showings through Showingtime anytime go and show or on Preview Day. If you have a question not covered after reading the website in full, please call Craig at 937.520.9200

Legal Desc: 71 GRANTLAND 4

Listing Information

Agent: Craig D Kellogg (kellocra109)  
Office: Agora Realty Group (AGOR02)  
Agrmnt Type: Exclusive Right  
Buyer Broker: 3%  
Listing Date: 04/09/2021  
Original Price: \$125,000  
Show Instr/Ph: All showings through Showingtime Link on MLS or on preview Day - schedule attached  
LockBox  
LockBox Location

Primary: (937) 901-8500  
Office Ph: (937) 520-9200  
Sub Agency:  
DOM: 0  
Entry Date: 04/09/2021  
Expire Date: 06/30/2021  
Fax:  
Fax:  
Trans Type: Auction  
CommCode:

**Bid Online Now**

Room Information

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Kitchen	11 x 9	1ST	Bedroom	15 x 9	1ST	Other	12 x 12	BSMT
Master Bedroom	13 x 12	1ST	Utility Room	12 x 11	BSMT	Family Room	29 x 12	BSMT
Entry Room	11 x 5	1ST	Dining Room	12 x 9	1ST	Breakfast Room	7 x 6	1ST
Living Room	20 x 12	1ST	Bedroom	10 x 8	1ST	Rec Room	12 x 9	BSMT
FB Level 1: 2	FB Level 2: 0	FB Level 3:	FB Level 4:	FB Lower Level: 0				
HB Level 1: 0	HB Level 2: 0	HB Level 3:	HB Level 4:	HB Lower Level: 1				

Miscellaneous Information

Distressed Prop: REO/Auction  
Semi Annual Tax: \$2,066  
Assessments: of record  
Lot Dim: IRR  
Auction Date: 04/29/2021  
LConditions:  
Adaptations:  
Public Viewable: Yes  
Approved:  
Bus Dist to Trns:  
Last Remodeled:

Property Information

Age: 20+ Years  
1/2 Bath Level 3:  
Occupancy: At Closing  
Construction: Brick  
Fireplace: Two  
Heat System: Forced Air, Natural Gas  
Appliances: Dishwasher, Garbage Disposal, Microwave, Range, Refrigerator  
Style:  
Garage: 2 Car, Attached  
Utilities: 220 Volt Outlet, City Water, Natural Gas, Sanitary Sewer  
Easements: Of Record  
Inside Features: Gas Water Heater  
Kitchen Features: Granite Counters  
Outside Features: Patio, Porch  
Avail Financing: Other  
1/2 Baths Lower Lv1  
Levels: 1 Story  
Basement: Finished, Full, Semi-Finished  
Zoning: Residential  
Cooling: Central  
Total Rooms: 12  
Flood Insurance: No  
Windows:



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