

**Cross Property 360 Property View**

**4821 Riverview Avenue, Middletown, OH 45042**

Listing

[4821 Riverview Ave Middletown, OH 45042](#)

Active 08/13/2024

County: Butler

Listing #: 917578

Cross St:

List Price:

\$245,000



**Prop Type:** Residential  
**Subdivision:** Woods Manchester Manor Condo  
**Beds:** 2  
**Baths:** 3 (2 1)  
**Yr Built:** 1989  
**Primary Parcel ID:** [Q6511058000134](#)  
**School Dist:** [Middletown](#)  
**CDOM:** 45  
**Agent Owned:** No  
 Recent Change: 09/27/2024 : **DOWN : \$254,900->\$245,000**

**Sub Type:** Condominium  
**Appx SqFt:** 2,020/Assessor's Data  
**Price/SqFt:** 121.29  
**Lot SqFt:** 1,322  
**Lot Acres:** 0.03  
**Lot Sz Src:** Assessor's Data

**Remarks**

**Directions:** 73 (Verity Pkwy) to Breiel Blvd. Left on Riverview, home is half mile down on left.

**Prop Desc:** Discover modern living in this stunning condo! This beautifully maintained residence offers 2 spacious bedrooms (primary walk-in closet), 2.5 luxurious baths, and a large, mostly finished basement area perfect for a home office, entertainment space, or gym. The professionally landscaped grounds create a tranquil outdoor oasis, providing the ideal backdrop for relaxation or social gatherings. With its blend of elegance, comfort, and thoughtful design, this condo is more than just a home—it's your personal retreat!

**Agtrmrks:** Please send offers to Brent@MonocleRES.com \*Ring doorbell nonoperational. \*Motivated seller! Make Offer!

**Legal Desc:** UNIT 13 THE WOODS OF MANCHESTER MANOR CONDO SEC 3

**Listing Information**

**Agent:** [Brent Warmoth \(WARMOBRE109\)](#)   
**Agent Email:** [Brent@MonocleRES.com](mailto:Brent@MonocleRES.com)  
**Office:** [Monocle Real Estate Solutions \(MRES01\)](#)  
**Agrmnt Type:** Exclusive Right  
**Listing Date:** 08/13/2024  
**Original Price:** \$274,900  
**Show Instr/Ph:** Please use ShowingTime Link  
**LockBox**  
**LockBox Location**Front Door

**Primary:** (937) 219-6277      **Fax:** (937) 853-2621  
**Office Ph:** (937) 219-6277      **Fax:** (937) 853-2621  
**DOM:** 45      **Trans Type:** Sale  
**Entry Date:** 08/13/2024  
**Expire Date:** 11/12/2024

**Room Information**

ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL	ROOM	DIMS	LEVEL
Living Room	17 x 15	1ST	Dining Room	13 x 10	1ST	Kitchen	13 x 10	1ST
Loft	15 x 13	2ND	Primary Bedroom	14 x 14	2ND	Bedroom	12 x 13	2ND
Family Room	17 x 13	BSMT	Laundry	5 x 5	1ST			
<b>FB Level 1:</b> 0	<b>FB Level 2:</b> 2	<b>FB Level 3:</b>	<b>FB Level 4:</b>	<b>FB Lower Level:</b> 0	<b>FB Lwr Level/Bsmt:</b> 0			
<b>HB Level 1:</b> 1	<b>HB Level 2:</b> 0	<b>HB Level 3:</b>	<b>HB Level 4:</b>	<b>HB Lower Level:</b> 0	<b>HB Lwr Level/Bsmt:</b> 0			

**Miscellaneous Information**

**Distressed Prop:** None      **LConditions:**  
**Semi Annual Tax:** \$1,702      **Homestead Exempt:** No      **Public Viewable:** Yes  
**Lot Dim:** CONDO      **Adaptations:**      **HOA/Condo Fee:** \$321/Monthly  
**Last Remodeled:**

**Condo Information**

**Condo Type:** Attached

**Building Level:**

**Property Information**

**Age:**  
**Occupancy:** At Closing      **Avail Financing:** Conventional, FHA, VA  
**Construction:** Stone, Wood      **Levels:** 2 Story  
**Fireplace:** Gas      **Basement:** Full, Semi-Finished  
**Heat System:** Forced Air, Natural Gas      **Zoning:** Residential  
**Appliances:** Dishwasher, Garbage Disposal, Microwave, Range, Trash Compactor      **Cooling:** Central  
**Style:**      **Total Rooms:** 8      **Flood Insurance:** No  
**Garage:** 2 Car, Attached  
**Utilities:** 220 Volt Outlet, City Water, Sanitary Sewer      **Windows:** Vinyl  
**Easements:**  
**Outside Features:** Deck, Satellite Dish  
**Inc in HOA/Condo:** Landscaping, Maintenance, Other, Snow Removal



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