

Unit#: Suburb: Preble County **Pending:** 02/04/26 **SO:** **DOM:** 2/2 **LP:** \$179,900
Area: W30PR **Tax Dist:** Eaton **Conting:** Accept Backup Offers **Fin:** **S/L%:** **OP:** \$179,900

Single Family ROOMS: #6 BEDS: 3 BATHS: 1-1



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OPEN HOUSE

Date: **Time:**

Cross Street: Frizzell **Directions:**
 127 N to (R) on Frizzell to (L) on Maple

Levels: One	Basement: None
Construction: Brick	Garage: 1 Garage Attached
Heating: Baseboard	Fireplace:
Cooling: Window Unit	Gas: None
Year Built: 1980	Water: Public
Lot Dimensions: .19	Sewer: Public Sewer
Acreage: 0.1900	Parking: Driveway
Special Financing: No	Zoning:
HOA Fee: No	School District: Eaton City SD
HOA Amt & Freq: \$0.00	HOA Includes:
New Construction: No	Semi-Ann Taxes: \$737
Auction: No	Census Tract: 4550.01
Avail for Lease: No	Assessment: of record
Access/Disability:	Occupancy: Negotiable
Tax ID: M40-0006-0-8-60-200	Public Transport:
Tax ID Other:	Foundation: Slab
Family Room:	Roof: Shingle
Formal Dining:	Windows: Double Hung,Vinyl
Bedroom Level 1: Yes	Energy/Green:
Bathroom Level 1: Yes Full	Mgt Company:
	Mgt Phone:

Realist2 Tot Finsh: 1,050 **Above Grd:** 1,050 **Basement:** **Lot:** 8,276.000

DIM	LEV	FEATURES	DIM	LEV	FEATURES	
Entry:						
Living/Great:	17 X 12	1	Laminate Floor	Bedroom 3:	10 X 8	1
Dining Room:				Bedroom 4:		
Kitchen:	17 X 11	1	Eat-In,Wood Cabinets,Laminate Floor	Bedroom 5:		
Breakfast Rm:				Bathroom 1:	Full	1
Family Room:				Bathroom 2:	Partial	1
Study:				Bathroom 3:		
Primary Bed:	13 X 11	1	Bath Adjoins,Wall-to-Wall Carpet,Windo	Bathroom 4:		
Bedroom 2:	13 X 10	1		Laundry:	11 X 6	1
Flex Rooms:				Rec Room:		
Basement:				Inside Feat:	Natural Woodwork	
Views:	City			Outside Feat:	Deck	
Miscellaneous:	Ceiling Fan,Smoke Alarm			Appliances:	Oven/Range,Refrigerator	

MARKETING REMARKS

Listing Courtesy of: Century 21 Thacker & Assoc.

Welcome home to this well-maintained, move-in ready ranch in Eaton! This charming 3-bedroom, 1.5-bath home offers comfortable one-level living and is perfect for first-time buyers or anyone looking to downsize. Enjoy a bright and functional layout with spacious bedrooms and an extra half bath. Step outside to a fully fenced backyard ideal for pets, play, or entertaining. A large storage shed provides plenty of space for tools, equipment, and outdoor gear. Located close to schools, parks, shopping, and dining, this home combines convenience with easy living. Don't miss your opportunity to make this one yours!

REALIST2: M40-0006-0-8-60-200-9000	LEGAL DESC: LOT 2510 MAPLEWOOD ESTATES SUBD SEC 2		
ADDRESS: 832 S MAPLE ST	OWNER: BOWLING MACI RENEE / JARED TYLER PARENT		
Tax Year: 2025	Recording Date: 04/19/24	Total Fin SqFt: 1050	Document: 454-1323
Annual Taxes: \$1,475	Last Sale Price: \$160,000	Above Gd SqFt: 1050	Deed Type: WARRANTY DEED
Land Mkt Value: \$16,300	Lot Frontage: 75	Basement SqFt:	Flood Zone:
Improved Value: \$99,700	Lot Depth: 107	Lot Sq Feet: 8,276	Flood Panel:
Total Assess: \$116,000	Year Built: 1980	Lot Acreage: 0.19	Panel Date:
Assess Year: 2025	Census Tract: 4550.01		Township: EATON

PRESENTED BY:



Martin L Creech

LIC: 2004008567

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RE/MAX Alpha Real Estate

LIC: 2018004102

Suite 3 5995 Fairfield Road OXFORD OH 45

513-523-6358



Unit#: Suburb: Preble County **Pending:** 02/12/26 **SO:** DOM: 13/13 **LP:** \$259,900
Area: W30PR **Tax Dist:** Eaton **Conting:** Set to close **Fin:** S/L%: **OP:** \$259,900

Single Family ROOMS: #8 BEDS: 3 BATHS: 2-0



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OPEN HOUSE

Date: **Time:**

Cross Street: US-35 **Directions:** US-35 to Eaton, South on Maple. 315 on R

Levels: Two
Construction: Vinyl Siding
Heating: Forced Air, Gas
Cooling: Central Air
Year Built: 1930
Lot Dimensions:
Acreage: 0.1091
Special Financing: No
HOA Fee: No
HOA Amt & Freq: \$0.00
New Construction: No
Auction: No
Avail for Lease: No
Access/Disability:
Tax ID: M40000607004019000
Tax ID Other:
Family Room:
Formal Dining:
Bedroom Level 1: No
Bathroom Level 1: Yes Full

Basement: Full
Garage: 1 Side, Garage Detac
Fireplace:
Gas: Natural
Water: Public
Sewer: Public Sewer
Parking: Driveway
Zoning: Residential
School District: Eaton City SD
HOA Includes:
Semi-Ann Taxes: \$870
Census Tract:
Assessment: 47.171LndFll,2.50/91
Occupancy: Negotiable
Public Transport:
Foundation: Block
Roof: Shingle
Windows: Double Hung
Energy/Green:
Mgt Company:
Mgt Phone:

Realist2 Tot Finsh: 2,132 **Above Grd:** **Basement:** **Lot:**

DIM	LEV	FEATURES	DIM	LEV	FEATURES
Entry:			Bedroom 3: 11 X 12 2		
Living/Great: 20 X 11 1 Wood Floor			Bedroom 4:		
Dining Room: 12 X 11 1 Wood Floor			Bedroom 5:		
Kitchen: 11 X 11 1 Tile Floor, Wood Cabinets, Marble/Granite			Bathroom 1: Full 1 Tub w/Shower		
Breakfast Rm:			Bathroom 2: Full 2		
Family Room: 23 X 12 L Walkout, Wall-to-Wall Carpet			Bathroom 3:		
Study:			Bathroom 4:		
Primary Bed: 17 X 19 2 Wall-to-Wall Carpet			Laundry: 8 X 9 1		
Bedroom 2: 11 X 19 2			Rec Room:		
Flex Rooms:			Inside Feat: Cathedral Ceiling, Crown Molding		
Basement: Concrete Floor, Unfinished, Walkout			Outside Feat: Deck, Porch		
Views:			Appliances: Dishwasher, Microwave, Oven/Range, Refrigerator		
Miscellaneous: Cable, Ceiling Fan, Smoke Alarm					

MARKETING REMARKS

Listing Courtesy of: eXp Realty

Introducing this freshly remodeled 2132 SF three-bedrm, two-bath home conveniently located near Downtown Eaton. Step inside to discover a plethora of updates, including stunningly refinished original hardwood flrs that exude timeless elegance. Both baths have full remodels, showcasing stylish fixtures & finishes. Relax on the front porch with a charming porch swing, perfect for enjoying quiet evenings or catching up with neighbors. Inside, the fmr and mst bdrm feature new carpeting, adding warmth and comfort to these spaces. The mst bdrm boasts not one, but two large closets, along with a cedar closet for storing seasonal items. Each of the other bdrms also includes a cedar closet, providing ample storage options for all occupants. Full bsmt w/exit to backyard gives you storage rm. Outside, a det one-car grg offers add'tl storage or

REALIST2: M40-0006-0-7-00-401-9000	LEGAL DESC: EAST 48' PT LOTS 857 & 858		
ADDRESS: 315 S MAPLE ST	OWNER: KLEINSCHMIDT MATHEW C		
Tax Year: 2025	Recording Date: 07/19/24	Total Fin SqFt: 1512	Document: 457-1082
Annual Taxes: \$1,675	Last Sale Price: \$245,000	Above Gd SqFt: 1512	Deed Type: WARRANTY DEED
Land Mkt Value: \$18,100	Lot Frontage: 99	Basement SqFt: 1008	Flood Zone:
Improved Value: \$111,700	Lot Depth: 48	Lot Sq Feet: 4,752	Flood Panel:
Total Assess: \$129,800	Year Built: 1930	Lot Acreage: 0.1091	Panel Date:
Assess Year: 2025	Census Tract: 4550.01		Township: EATON

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RE/MAX Alpha Real Estate

LIC: 2018004102

Suite 3 5995 Fairfield Road OXFORD OH 45

513-523-6358



Unit#: Suburb: Preble County
Area: W30PR **Tax Dist:** Jackson Twp

Pending: 12/21/25
Conting: Set to close

SO: NONMEM **DOM:** 76/76 **LP:** \$395,000
Fin: FHA **S/L%:** 95% **OP:** \$450,000

Single Family ROOMS: #7 BEDS: 4 BATHS: 2-0



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OPEN HOUSE

Date: **Time:**

Cross Street: US 35 **Directions:**
 US-35 W of Eaton, W on Crawfordsville Campbelltown Rd, 5835 on R

Levels: Two	Basement: Full
Construction: Brick	Garage: 1 Built in,Rear
Heating: Oil,Forced Air	Fireplace: 1 Stove
Cooling: Central Air	Gas: None
Year Built: 1926	Water: Well
Lot Dimensions:	Sewer: Septic Tank
Acreage: 5.0010	Parking: Driveway
Special Financing: No	Zoning: Residential
HOA Fee: No	School District: National Trail (CR)
HOA Amt & Freq: \$0.00	HOA Includes:
New Construction: No	Semi-Ann Taxes: \$1289
Auction: No	Census Tract: 4601.00
Avail for Lease: No	Assessment: 47.171LndFll,2.50/91
Access/Disability:	Occupancy: Negotiable
Tax ID: F21811430000002000	Public Transport:
Tax ID Other:	Foundation: Block
Family Room:	Roof: Shingle
Formal Dining:	Windows: Double Hung
Bedroom Level 1: Yes	Energy/Green:
Bathroom Level 1: Yes Full	Mgt Company:
	Mgt Phone:

Realist2 Tot Finsh: 3,616 **Above Grd:** 3,616 **Basement:** 1,312 **Lot:** 206,344.00

	DIM	LEV	FEATURES
Entry:			
Living/Great:	25 X 17	1	Fireplace,Wood Floor
Dining Room:	14 X 15	1	French Doors,Wood Floor
Kitchen:	13 X 16	1	Pantry,Island,Wood Cabinets
Breakfast Rm:			
Family Room:			
Study:			
Primary Bed:	15 X 17	1	Wood Floor
Bedroom 2:	12 X 15	1	
Flex Rooms:			
Basement:			Unfinished
Views:			
Miscellaneous:			Ceiling Fan,Smoke Alarm,Other (Walk in closet)

	DIM	LEV	FEATURES
Bedroom 3:	11 X 12	1	
Bedroom 4:	13 X 12	1	
Bedroom 5:			
Bathroom 1:	Full	1	Tile Floor,Tub
Bathroom 2:	Full	2	
Bathroom 3:			
Bathroom 4:			
Laundry:			
Rec Room:			
Inside Feat:			Crown Molding,Natural Woodwork
Outside Feat:			Deck,Porch
Appliances:			Dishwasher,Oven/Range,Refrigerator

MARKETING REMARKS

Listing Courtesy of: eXp Realty

Beautifully maintained 100-year-old brick home on 5 acres of peaceful country setting between Eaton and the Indiana border. This 4 bedroom, 2 bath two-story offers timeless character with refinished original hardwood floors, wide crown molding, pocket doors, and glass door knobs. The wraparound porch adds charm and a place to enjoy the countryside views. Inside, the large Family Room with WBFPP opens through glass folding doors to the Dining Room. The updated Kitchen features quartz counters, island, and original built-in pantry. A spacious Bedroom and full Bath complete the main floor, with 3 more Bedrooms and another full Bath upstairs. The full basement includes a heated one-car garage and plenty of storage. A rear deck overlooks the rolling acreage, completing this beautifully cared-for country home.

REALIST2: F21-8114-3-0-00-000-2000	LEGAL DESC: SW 1/4 PLUS .264AC IN SEC 15 TOTAL 5.001
ADDRESS: 5835 CRAWFORDSVILLE CAMPBELLSTOWN RD	OWNER: JOYCE ALEXA M / LITTLE JOHN H
Tax Year: 2025	Recording Date: 12/30/19
Annual Taxes: \$2,502	Last Sale Price: \$195,000
Land Mkt Value: \$43,000	Lot Frontage:
Improved Value: \$178,800	Lot Depth:
Total Assess: \$221,800	Year Built: 1926
Assess Year: 2025	Census Tract: 4601.00
Total Fin SqFt: 3616	Document: 400-353
Above Gd SqFt: 2304	Deed Type: WARRANTY DEED
Basement SqFt: 1312	Flood Zone:
Lot Sq Feet: 206,344	Flood Panel:
Lot Acreage: 4.737	Panel Date:
	Township: EATON

PRESENTED BY:



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