

Unit#: Suburb: Hamilton West
Area: W15HW Tax Dist: Hamilton

Pending: 12/13/25
Conting: Contingency Pending

SO: DOM: 1/1
Fin: S/L%: **LP:** \$350,000
OP: \$350,000

Single Family ROOMS: #8 BEDS: 4 BATHS: 3-1

Levels: Two
Construction: Stone,Vinyl Siding
Heating: Forced Air
Cooling: Central Air
Year Built: 2019
Lot Dimensions: 123x51
Acreage: 0.1490
Special Financing: No
HOA Fee: Yes
HOA Amt & Freq: \$315.00 Annually
New Construction: No
Auction: No
Avail for Lease: No
Access/Disability:
Tax ID: P6600-152-000-062
Tax ID Other: P6600-152-000-062R
Family Room:
Formal Dining:
Bedroom Level 1: No
Bathroom Level 1: Yes Partial

Basement: Full
Garage: 2 Built in,Front,Gara
Fireplace:
Gas: Natural
Water: Public
Sewer: Public Sewer
Parking: Driveway
Zoning:
School District: Talawanda City SD
HOA Includes: LandscapingCommuni
Semi-Ann Taxes: \$1926
Census Tract: 150.00
Assessment: of record
Occupancy: Negotiable
Public Transport:
Foundation: Poured
Roof: Asbestos Shingle
Windows: Double Hung,Double
Energy/Green:
Mgt Company:
Mgt Phone:



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OPEN HOUSE

Date: **Time:**
Cross Street: **Directions:**

Realist2 Tot Finsh: 2,792 **Above Grd:** 2,172 **Basement:** 620 **Lot:** 6,490.000

	DIM	LEV	FEATURES
Entry:	3 X 10	1	Other
Living/Great:	15 X 15	1	Other
Dining Room:	9 X 10		Other
Kitchen:	10 X 15	1	Island,Other
Breakfast Rm:			
Family Room:	20 X 13	L	Wall-to-Wall Carpet
Study:			
Primary Bed:	13 X 16	2	Bath Adjoins,Walk-in Closet,Other
Bedroom 2:	10 X 10	2	
Flex Rooms:	Loft		
Basement:	Finished,WW Carpet		
Views:			
Miscellaneous:			

	DIM	LEV	FEATURES
Bedroom 3:	12 X 10	2	
Bedroom 4:	11 X 10	2	
Bedroom 5:			
Bathroom 1:	Full	2	Tile Floor,Double Vanity
Bathroom 2:	Full	1	
Bathroom 3:	Full	L	
Bathroom 4:	Partial	1	
Laundry:	10 X 7	2	
Rec Room:			
Inside Feat:			
Outside Feat:	Deck,Porch		
Appliances:	Dishwasher,Microwave,Oven/Range,Refrigerator		

MARKETING REMARKS

Listing Courtesy of: BF Realty

All She Wants Is A New Home For Christmas! Former model home, like new from top to bottom! Freshly painted with new carpet throughout, this expansive home features 4 bedrooms, a versatile loft, 2nd floor laundry and a finished basement complete with full bath, family room and bonus room. Enjoy granite countertops, LVP flooring, and generous living spaces. Nestled in a low-fee HOA community, only 10 minutes to downtown Hamilton.

REALIST2: P6600-152-000-062

LEGAL DESC: 32130 ENT ENCLAVE AT TWIN RUN SEC 1 SEE RID PCL 062R - TWIN RUN #1 RID

ADDRESS: 2143 PINE VALLEY DR

OWNER: BOSLER B E & V K TRUST

Tax Year: 2024	Recording Date: 12/23/20	Total Fin SqFt: 2792	Document: 9564-516
Annual Taxes: \$3,852	Last Sale Price: \$313,000	Above Gd SqFt: 2172	Deed Type: WARRANTY DEED
Land Mkt Value: \$25,270	Lot Frontage: 52	Basement SqFt: 620	Flood Zone:
Improved Value: \$57,370	Lot Depth: 125	Lot Sq Feet: 6,490	Flood Panel:
Total Assess: \$82,640	Year Built: 2019	Lot Acreage: 0.149	Panel Date:
Assess Year: 2024	Census Tract: 0150.00		Township: HAMILTON

PRESENTED BY:



Martin L Creech

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RE/MAX Alpha Real Estate

LIC: 2018004102

📍 Suite 3 5995 Fairfield Road OXFORD OH 45

📞 513-523-6358



Unit#: Suburb: Hanover Twp. Pending: 11/05/25 SO: COLL01 DOM: 43/43 LP: \$249,900

Area: W17HT Tax Dist: Hanover Twp Conting: Contingency Pending,Ac Fin: FHA S/L%: 100% OP: \$280,000

Single Family ROOMS: #7 BEDS: 4 BATHS: 1-1



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OPEN HOUSE

Date: Time: Cross Street: Directions:

STRT 27 - from Hamilton home is on Right

Levels:	One and One Half	Basement:	Full
Construction:	Vinyl Siding	Garage:	1 Built in
Heating:	Forced Air,Gas	Fireplace:	
Cooling:	Central Air	Gas:	Natural
Year Built:	1952	Water:	Well
Lot Dimensions:		Sewer:	Aerobic Septic
Acreage:	2.0000	Parking:	Gravel,Driveway
Special Financing:	Yes USDA/RD Eligibl	Zoning:	Residential
HOA Fee:	No	School District:	Talawanda City SD
HOA Amt & Freq:	\$0.00	HOA Includes:	
New Construction:	No	Semi-Ann Taxes:	\$1193
Auction:	No	Census Tract:	
Avail for Lease:	No	Assessment:	13.00
Access/Disability:		Occupancy:	Negotiable
Tax ID:	B1010006000009	Public Transport:	
Tax ID Other:		Foundation:	Block
Family Room:		Roof:	Shingle
Formal Dining:		Windows:	Vinyl
Bedroom Level 1:	Yes	Energy/Green:	
Bathroom Level 1:	Yes Full,Partial	Mgt Company:	
		Mgt Phone:	

Realist2 Tot Finsh:				Above Grd:		Basement:		Lot:	
	DIM	LEV	FEATURES		DIM	LEV		FEATURES	
Entry:	9 X 8	1	Laminate Floor	Bedroom 3:	10 X 10	2			
Living/Great:	14 X 13	1	Laminate Floor	Bedroom 4:	13 X 10	2			
Dining Room:				Bedroom 5:					
Kitchen:	14 X 12	1	Eat-In,Wood Cabinets,Laminate Floor	Bathroom 1:	Full	1	Tub w/Shower		
Breakfast Rm:				Bathroom 2:	Partial				
Family Room:				Bathroom 3:					
Study:				Bathroom 4:					
Primary Bed:	19 X 11	1		Laundry:					
Bedroom 2:	14 X 7	1		Rec Room:					
Flex Rooms:				Inside Feat:					
Basement:				Outside Feat:					
Views:				Appliances:	Dishwasher,Microwave,Oven/Range,Refrigerator				
Miscellaneous:									


MARKETING REMARKS

Listing Courtesy of: RE/MAX Victory + Affiliates

This charming hobby farm with a remodeled cape cod sits on 2 acres! This property has been thoughtfully updated with newer appliances and mechanicals. Perfect for horse lovers, the small farm setup includes space for animals, pasture, and plenty of room to enjoy the outdoors. Inside, a layout that feels both cozy and functional. Just minutes from Oxford, this is your chance to own a move-in-ready home with endless possibilities for country living. New Aerobic septic & HVAC in 23. Lean to is 24x14x11


REALIST2: B1010-006-000-009		LEGAL DESC: 2 4 6 LOT 1 S SIDE	
ADDRESS: 3008 OXFORD MILLVILLE RD		OWNER: PEARSON JENNIFER L / PEARSON CHERYL A	
Tax Year:	2024	Recording Date:	07/28/23
Annual Taxes:	\$2,400	Last Sale Price:	\$255,000
Land Mkt Value:	\$48,000	Lot Frontage:	
Improved Value:	\$142,670	Lot Depth:	
Total Assess:	\$190,670	Year Built:	1952
Assess Year:	2024	Census Tract:	0150.00
Total Fin SqFt:	1299	Document:	9997-758
Above Gd SqFt:	1299	Deed Type:	WARRANTY DEED
Basement SqFt:		Flood Zone:	
Lot Sq Feet:	87,120	Flood Panel:	
Lot Acreage:	2	Panel Date:	
		Township:	OXFORD

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Unit#: Suburb: Hanover Twp.

Area: W17HT Tax Dist: Hanover Twp

Pending: 12/14/25

SO: DOM: 2/2

LP: \$260,000

Conting: Set to close

Fin: S/L%: OP: \$260,000

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



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OPEN HOUSE

Date: Time:

Cross Street: Directions:

Levels:	One	Basement:	None
Construction:	Brick	Garage:	1 Garage Attached
Heating:	Baseboard,Electric	Fireplace:	
Cooling:	Central Air	Gas:	None
Year Built:	1986	Water:	Public
Lot Dimensions:		Sewer:	Septic Tank
Acreage:	0.6060	Parking:	Driveway
Special Financing:	No	Zoning:	Residential
HOA Fee:	No	School District:	Talawanda City SD
HOA Amt & Freq:	\$0.00	HOA Includes:	
New Construction:	No	Semi-Ann Taxes:	\$1114
Auction:	No	Census Tract:	150.00
Avail for Lease:	No	Assessment:	61,990
Access/Disability:		Occupancy:	Negotiable
Tax ID:	B1020079000007	Public Transport:	
Tax ID Other:		Foundation:	Slab
Family Room:		Roof:	Shingle
Formal Dining:		Windows:	Insulated
Bedroom Level 1:	Yes	Energy/Green:	
Bathroom Level 1:	Yes Full	Mgt Company:	
		Mgt Phone:	

Realist2 Tot Finsh: 1,100 Above Grd: 1,100 Basement: Lot: 26,397.000

DIM	LEV	FEATURES	DIM	LEV	FEATURES
Entry:			Bedroom 3:		
Living/Great: 12 X 15 1			Bedroom 4:		
Dining Room:			Bedroom 5:		
Kitchen: 10 X 15 1			Bathroom 1:		
Breakfast Rm:			Bathroom 2:		
Family Room:			Bathroom 3:		
Study:			Bathroom 4:		
Primary Bed: 10 X 13 1			Laundry:		
Bedroom 2: 10 X 12 1			Rec Room:		
Flex Rooms:			Inside Feat:		
Basement:			Outside Feat:		
Views:			Appliances:		
Miscellaneous:					

MARKETING REMARKS

Listing Courtesy of: NavX Realty, LLC

Welcome to this charming 3 bedroom, 1.5 bathroom ranch resting on .6 acres. This home offers a recently renovated kitchen completed in 2025, an attached 1 car garage, and has been lovingly maintained with many updates throughout. With a cozy layout and ample outdoor space, this home perfectly blends comfort and convenience. Come see it for yourself and imagine the possibilities!

REALIST2: B1020-079-000-007		LEGAL DESC: 7 ENT BOWKER	
ADDRESS: 1680 KRUCKER RD		OWNER: KORDENBROCK AUSTIN T / DRAGAN BRITTANY	
Tax Year:	2024	Recording Date:	07/07/20
Annual Taxes:	\$2,228	Last Sale Price:	\$168,000
Land Mkt Value:	\$34,420	Lot Frontage:	
Improved Value:	\$142,680	Lot Depth:	
Total Assess:	\$177,100	Year Built:	1986
Assess Year:	2024	Census Tract:	0150.00
Total Fin SqFt:	1100	Document:	9468-136
Above Gd SqFt:	1100	Deed Type:	WARRANTY DEED
Basement SqFt:		Flood Zone:	
Lot Sq Feet:	26,397	Flood Panel:	
Lot Acreage:	0.606	Panel Date:	
		Township:	HAMILTON

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Unit#: Suburb: Reily Twp. Pending: 12/15/25 SO: DOM: 14/14 LP: \$315,000

Area: W17RT Tax Dist: Reily Twp Conting: Contingency Pending,Ac Fin: S/L%: OP: \$325,000

Single Family ROOMS: #5 BEDS: 3 BATHS: 2-0



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OPEN HOUSE

Date: Time: Cross Street: Directions:

Levels:	One	Basement:	None
Construction:	Brick	Garage:	1 Garage Attached
Heating:	Electric,Heat Pump	Fireplace:	
Cooling:	Central Air	Gas:	None
Year Built:	1991	Water:	Public
Lot Dimensions:		Sewer:	Septic Tank
Acreage:	1.7500	Parking:	Gravel,Driveway
Special Financing:	No	Zoning:	Residential
HOA Fee:	No	School District:	Talawanda City SD
HOA Amt & Freq:	\$0.00	HOA Includes:	
New Construction:	No	Semi-Ann Taxes:	\$1439
Auction:	No	Census Tract:	102.02
Avail for Lease:	No	Assessment:	of record
Access/Disability:		Occupancy:	At Closing
Tax ID:	J4310036000023	Public Transport:	
Tax ID Other:		Foundation:	Slab
Family Room:		Roof:	Shingle
Formal Dining:		Windows:	Vinyl,Insulated
Bedroom Level 1:	Yes	Energy/Green:	
Bathroom Level 1:	Yes Full	Mgt Company:	
		Mgt Phone:	

Realist2 Tot Finsh: 1,398 Above Grd: 1,398 Basement: Lot: 65,340.000

DIM	LEV	FEATURES	DIM	LEV	FEATURES
Entry:			Bedroom 3:		
Living/Great: 12 X 16 1			Bedroom 4:		
Dining Room: 11 X 11			Bedroom 5:		
Kitchen: 12 X 11 1 Marble/Granite/Slate			Bathroom 1: Full 1 Shower		
Breakfast Rm:			Bathroom 2: Full 1		
Family Room:			Bathroom 3:		
Study:			Bathroom 4:		
Primary Bed: 10 X 23 1 Bath Adjoins,Walk-in Closet			Laundry: 6 X 6 1		
Bedroom 2: 11 X 11 1			Rec Room:		
Flex Rooms:			Inside Feat:		
Basement:			Outside Feat:		
Views:			Appliances:		
Miscellaneous:					

MARKETING REMARKS

Listing Courtesy of: eXp Realty

A rare find! This beautifully updated 3 bed, 2 bath ranch sits on 1.75 peaceful acres, giving you room to breathe while staying close to everything you need. Major upgrades including a new HVAC, new roof, newer windows, and a new fence ensure comfort and confidence for years to come. Inside, sunlight fills the updated kitchen with granite countertops and stainless appliances, flowing right into a cozy living area perfect for relaxing or entertaining. The primary bedroom features its own en suite bathroom, providing a quiet retreat at the end of the day. While two additional bedrooms and a second full bath provide versatile space for family, guests, or a home office. With flat acreage, open green views, and a fenced in yard, this home offers country charm with today's modern comforts.

REALIST2: J4310-036-000-023		LEGAL DESC: 1 4 36 E PT SW 1/4	
ADDRESS: 4894 HAMILTON SCPIO RD		OWNER: PETTY JACOB T / PETTY MAKAYLA	
Tax Year: 2024	Recording Date: 05/13/21	Total Fin SqFt: 1398	Document: 9651-141
Annual Taxes: \$2,879	Last Sale Price: \$234,900	Above Gd SqFt: 1398	Deed Type: WARRANTY DEED
Land Mkt Value: \$35,200	Lot Frontage:	Basement SqFt:	Flood Zone:
Improved Value: \$189,500	Lot Depth:	Lot Sq Feet: 65,340	Flood Panel:
Total Assess: \$224,700	Year Built: 1991	Lot Acreage: 1.5	Panel Date:
Assess Year: 2024	Census Tract: 0102.02		Township: HAMILTON

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