

769 Oaknoll Drive

Springboro, Ohio 45066

Sycamore Trails • Lot 34 | Warren County | Springboro CSD

PROPERTY OVERVIEW

Style	2-Story Single Family
Year Built	1989
Above Grade Living Area	2,084 sq. ft.
Bedrooms	3
Bathrooms	2 Full 1 Half
Garage	2-Car Attached — Epoxy-Coated Floor
Exterior	Wood Siding — Repainted 2022
Foundation	Concrete Block Crawlspace
Basement	None
Condition	Very Good

PARCEL & TAX INFORMATION

Parcel ID	0532283003	Account #	0124168
Tax District	Springboro CSD	Township	Clear Creek Twp.
Annual Net Tax	\$4,752.26	Semi-Annual Tax	\$2,376.13
True Value	\$317,520	Assessed Value	\$111,130

MECHANICAL SYSTEMS & MAJOR COMPONENTS

Heating	Electric Heat Pump Trane Furnace (2013)
Cooling	Trane XL20 Compact Link II Air Conditioner
Water Heater	Bradford White Electric 50-Gallon
Humidifier	Yes
Water Softener	Enting Water Softener — Installed Dec 2023
Roof	Architectural Grade Asphalt Shingles — Pleimann Roofing (Nov 2015)
Windows	Anderson Double Pane Wood Windows
Fireplace	1 Wood Burning (2-Sided, Double-Lined, Stainless Flue)

INTERIOR FEATURES & FINISHES

- Hardwood floors throughout main living areas
- Handmade solid wood interior doors and trim
- Handmade Philippine Mahogany kitchen cabinets
- Handmade fireplace mantle
- Family/rec room

Master Suite

- 3/4" Longleaf Heart Pine hardwood floors
- Jacuzzi soaking tub
- New shower and door (2024)
- New faucets and drains
- Skylight (2015)

EXTERIOR FEATURES

- Rear wood deck
- Storage shed
- 2-car attached garage with epoxy-coated floor
- Wood siding — freshly painted 2022

RECENT UPDATES & IMPROVEMENTS

2024	Master bath — new shower and door
Dec 2023	Enting water softener installed
2022	Exterior repainted
2015	New roof — architectural asphalt shingles (Plieman Roofing) Master skylight
2013	Trane electric furnace replaced

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