

PROPERTY INFORMATION SHEET

6524 Halberd Court • Washington Township, Montgomery County, Ohio 45459

Information deemed reliable but not guaranteed. All representations are approximate.

PROPERTY DETAILS

Property Type	Single Family	Sub-Type	Residential
Style	2-Story	Year Built	1979
Total Sq Ft	3,932	Lot Size	0.96 Acres (41,818 sq ft)
Bedrooms	4	Bathrooms	4 Full / 1 Half
Total Rooms	14	Fireplaces	Four Wood-Burning
Subdivision	Hawthorne Hills Sec. 2	School District	Centerville City Schools
Parcel ID	O67-22115-0004	County	Montgomery
Construction	All-Brick	Basement	Crawl Space / Partial / Semi-Finished
Heat	Forced Air / Natural Gas	Cooling	Central Air
Garage	3-Car Attached, Side-Entry	Garage Features	Opener, Storage, 220V Outlet
Zoning	Residential	Flood Insurance	No

ROOM DIMENSIONS

Room	Dimensions	Level
Primary Bedroom	19' × 13'	2nd Floor
Bedroom 2	14' × 12'	2nd Floor
Bedroom 3	13' × 12'	2nd Floor
Bedroom 4	13' × 12'	2nd Floor
Library / Flex Suite	16' × 13'	1st Floor
Living Room	23' × 14'	1st Floor
Dining Room	17' × 15'	1st Floor
Family Room	22' × 17'	1st Floor
Kitchen	17' × 17'	1st Floor
Breakfast Room	18' × 13'	1st Floor
Entry Foyer	19' × 16'	1st Floor
Laundry Room	15' × 14'	1st Floor
Game Room	32' × 17'	Basement
Bonus Room	15' × 13'	Basement

INTERIOR & EXTERIOR FEATURES

Kitchen	Island, Marble Counters, Skylights, Pantry, Open to Family Room, Built-In Bar & Workstation, Wall Oven, Cooktop, Wood Parquet Floors
Interior	Cherrywood Millwork, Crown Moldings, Six-Panel Wood Doors, Built-In Bookshelves, Central Vacuum, Paddle Fans, Smoke Alarm System
Windows & Doors	Double Hung Windows, Updated Glass Block Windows (Basement), French Doors to Back Patio
Additional Features	Bar / Wet Bar, High Speed Internet, Walk-In Closets, Electric Water Heater
Appliances (Convey)	Refrigerator, Wall Oven, Cooktop, Microwave, Dishwasher, Garbage Disposal, GE Washer & Dryer
Outside Features	Patio, Front Porch, Circular Driveway, Asphalt Driveway (Resealed Every 2 Years)

PROPERTY IMPROVEMENTS & HISTORY

The following improvements have been completed since the current owners purchased the property in December 2003: FULL INSPECTION REPORT AVAILABLE

- December 2003 - Purchased; trees cleared and annually maintained
- 2003–2004 - Dwyer Concrete: slab jacking and wall repairs
- January 2004 - New roof installed
- February 2004 - One heat pump replaced
- 2004 - Replaced outside concrete steps to Laundry Room; new carpet throughout
- 2004 - Replaced refrigerator, wall oven, cooktop, garbage disposal, and kitchen sink faucet
- 2004 - Requarth Lumber replaced 3 window sashes (Anderson Windows)
- 2012 - New Master Bathroom shower; replaced sink faucets in all bathrooms
- 2014 - All 3 chimneys professionally rebuilt
- 2015 – Attic insulation upgraded. Now 13” deep.
- Ongoing - Asphalt driveway patched and resealed every 2 years
- January 2019 - Home converted to natural gas; 2 new Trane furnaces and AC units installed (one per floor)
- 2019 - New 5" continuous gutters with 6" downspouts
- 2019 - New glass block windows in basement
- 2019 - New insulated garage doors
- 2026 – Relined sewer pipe
- 2026 – Power washed Roof
- 2026 – Replaced outlets with GFI
- 2026 – Replaced back spigot
- 2026 – Rehung closet bi-fold doors
- 2026 – Replaced smoke detectors

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