

McPherson Town!

19 McDaniel St.
Dayton, OH 45405



\$109,000

"I've lived here for seventeen years and have loved every minute of it. Now it's time to scale back and simplify as I prepare for retirement. I believe that you will never find a friendlier, more wonderful neighborhood. The homes are lovely. The people are amazing! Take a look. You won't want to live anywhere else!"

Purchase this comfortable home and enjoy:

- New windows
- Relatively new air conditioning, furnace, roof and spouting
- Glass block basement windows
- Refinished hardwood floors
- Stained glass windows
- Full basement
- Partially finished attic
- Two bedrooms, bath and sitting room upstairs (could be three)
- Living room, dining room, breakfast room and kitchen downstairs
- Lovely private courtyard in back with raised flower beds and screened porch
- Newly restored front porch (great for porch sitting)
- Walking distance to downtown events



Call for a private tour. (937) 228-8635.
Willing to work with Realtors.

19 McDaniel St., Dayton, OH 45405, Montgomery County

First Floor	Second Floor
Entrance Hallway	Bedroom: 12x12 (with walk-in closet)
Living Room: 12x12	Bedroom: 12x10
Dining Room: 13x12	Family/TV Room: 11x12
Breakfast Room:9x14	Full Bath
Kitchen 12x4	

Additional Information:

Built 1903

Square Feet 1728 (per County Records)

Frame construction

Full Basement

Partially finished attic

Screened back porch

Fenced back yard with private brick courtyard

Garden shed

1 Fireplace (not currently operable)

Gas furnace (4 years old)

Central air conditioning (2 years old)

Gas water heater (new 2010)

Smoke alarm

Ceiling fans

Appliances: new ceramic top electric range, refrigerator, washer, dryer

Zoning: Residential, Historical

Occupancy: Negotiated

Directions: From downtown Dayton, cross river on N. Main St. bridge, immediate left on Riverview Ave., 1st right is McDaniel St.