



**3**  
BED

**2**  
BATH



**1404**  
SQ FT

**1959**  
BUILT IN





## SUMMARY

PUBLIC ONLINE ONLY AUCTION. Accepting online offers OPEN NOW until 7:00 PM ET, Tuesday, April 20th. Wonderful opportunity to own this well-loved home! This modified Midwestern model has been family-owned for 52 years and features NEW ROOF 2020, over 1400 Sq Ft with 3 Bedrooms, 2 Bathrooms, a Family room, a Living room, spacious Kitchen + open Dining area. The exterior offers a DREAM gas-furnace heated & insulated 3+CAR GARAGE/Workshop PLUS extra Parking pad, Front Porch, AND Covered Patio + fenced yard!!! This home has lots of windows to let the sunrise & sunset light in & ample storage! Homestead tax reduction.



### VERY CONVENIENT AREA

Most major services in this area are located within **2** miles.



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



### NEIGHBORHOOD EATS

This home is located near **50** moderately priced restaurants rated four stars and up.



### GREAT SCHOOLS

The schools for this home are **average** for this neighborhood



4579 KAPP DR, DAYTON, OH 45424

# AREA REPORT



## CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **2** miles.



MEDICAL



ATM



PHARMACY



GAS



GROCERIES



0.6 MILES

0.7 MILES

0.8 MILES

1 MILE

1.2 MILES



MOVIE THEATER



GYM



CLEANERS



COFFEE

3.6 MILES

1.4 MILES

1.4 MILES

1.2 MILES



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# SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **6** private schools and **2** charter schools within **5** miles.

K-4

BRANTWOOD  
ELEMENTARY SCHOOL  
NEARBY

4  
RATING

K-6

WRIGHT BROTHERS  
ELEMENTARY SCHOOL  
NEARBY

4  
RATING

9-12

WAYNE HIGH SCHOOL  
ASSIGNED

3  
RATING





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# OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	<b>DOG PARK</b> <b>BARK PARK</b>	<b>2.8</b> MILES
	<b>PARK</b> <b>WEGERZYN GARDENS</b> <b>METROPARKS</b>	<b>4.1</b> MILES
	<b>GOLF COURSE</b> <b>CASSEL HILLS GOLF</b> <b>COURSE</b>	<b>4.7</b> MILES
	<b>HIKING</b> <b>SIEBENTHALER FEN</b>	<b>8.9</b> MILES





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# FOOD REPORT



## NEIGHBORHOOD EATS

This home is located near **50** moderately priced restaurants and has an **average** variety of cuisines.

# 51



WITHIN 5 MILES

\$



34

\$\$



16

\$\$\$

0

\$\$\$\$

0

### GOOD EATS BY CATEGORY

PIZZA .....	12
FAST FOOD .....	8
AMERICAN .....	7
MEXICAN .....	6
ITALIAN .....	4
ASIAN .....	3
BARBECUE .....	2
BARS .....	2
THAI .....	1
OTHER .....	6



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