

Sold 04/18/19 **CD** 06/21/19
 S1593578p+ E13UN 2571 Harvest Ln
City/Municip Union Twp **Cnty** Warren
Subd Twp

DOM 238 **SO** NONMEM **CONV** **SP\$** 1,550,000
Unit# **Subu** Union Twp. **LP\$** 1,595,000
State OH **Zip** 45036 **OP\$** 1,595,000

Rooms 12 **Bedrms** 5 **Baths** 3-1

Family Rm Y **BedRm Lev1Y**
Formal Din Y **BthRm Lev1Y**



I-71 N, R Kings Mill RD, L Columbia, L Mason Morrow
 Millgrove Road, immediate R back on Columbia, follow signs

Type **Bsmt** Full
Levels Two **Garage** 3 Garage Attached
Arch Other **Parking**
Const Other **Firepl**
Found Poured **Gas** Natural
Roof Shingle **Water** Public
Windows Insulated **Sewer** Public Sewer
Heating Forced Air **Zoning** Residential
Cooling Central Air **Sa-Tax** Of Record
Age 2018 **TxRate**
New Y Completed **Asmnt** Of Record
Lot Of Record **Occupy** At Closing
Acreeage 1.5280 **Transp**

Cross Street

Lev Condo **HOA Fee** No **School** Kings Local SD
HOA Amt \$ 0.00 **District** Call SD 513-459-2900

Open House	
Date	Time

Mgt Comp
Mgt Phn
Auction N
Spec Fin N
Disability Access

Tax ID 12141340090 **Other**

Marketing Remarks

Homearama 2018 Show Home! This luxurious urban farmhouse is an entertainer's dream! 6175 sq ft. Lower level boasts a sunken home theater, wine cellar, bar area and extensive space for guests. Main Level has an open floor plan centered around cathedral ceilings within the great room and covered terrace and true chef kitchen. See pics for plans!

Agent Remarks

Limited Service!!! Call Justin Doyle homes for more info and to submit offers! Phone: 513-445-2111. See pictures of plans for room dimensions. OPEN HOUSE, every SAT 12-5 and every SUN 1-5

	Dim	Lev	Features
Entry	27 X 17		
Living/Grea			
Dining	13 X 10		
Kitchen	14 X 24		
BreakfstRm			
FamRm	30 X 26		
Study	18 X 10		
MasterBd	19 X 16		
BedRm2	12 X 13		Views
BedRm3	16 X 11		Land Desc
BedRm4	13 X 15		Builds
BedRm5			Farm
Bath #1	Full		Struc
Bath #2	Full		Fence
Bath #3	Full		Docs
Bath #4	Partial		Trees
LaundryRm	18 X 10		Topog
RecRm	21 X 22		Access
Basement	Finished		
Applia			
Miscel			
Inside			
Outside			

This listing is Sold

Call Seller/Tenant Call Justin Doyle Homes 513-445-2111
LO ROTJ01 Jim Roth Realty 513-737-2400 **Email** jim@jimrothrealty.com **ERV** **Lmtd Svrc** Yes
LAgt 343567 James B Roth 513-737-2400 **Fax** 888-819-7878 **Comm Coop** 3%
Co-LO **Internet** Y
Co-LAgt **Property Owner** Builder/Developer
SO NONMEM NonMember Firm (NONMEM) 513-000-0000 **Occ/Owner**
SAgt 000000 NonMember Firm (NONMEM) 513-000-0000

Sold 04/15/19 **CD** 06/07/19
 S1617186p+ E04HP 2545 S Rookwood Dr
City/MunicipCincinnati **Cnty** Hamilton
Subd **Twp**
Rooms 12 **Bedrms** 5 **Baths** 5-0

DOM 4 **SO** ADVS01 **CONV** **SP\$** 1,550,000
Unit# **Subu** Hyde Park **LP\$** 1,589,000
State OH **Zip** 45208 **OP\$** 1,589,000

Family Rm Y **BedRm Lev**1Y
Formal Din Y **BthRm Lev**1Y Full



Edwards Road to Rookwood, L on S Rookwood

Type **Levels** Two
Arch Traditional
Const Stucco
Found Poured
Roof Shingle
Windows Casement, Insulated
Heating Forced Air, Gas
Cooling Central Air
Age 1955
New N
Lot 122x140
Acreeage 0.4100
Bsmt Full
Garage 2 Built in, Oversized, Side
Parking Driveway, On Street
Firepl 2 Gas, Stone
Gas Natural
Water Public
Sewer Public Sewer
Zoning
Sa-Tax 18088.24
TxRate
Asmnt Of Record
Occupy Negotiable
Transp

Cross Street

Lev Condo **HOA Fee** No **School** Cincinnati City SD
HOA Amt \$ 0.00 **District** Call SD 513-363-0000

Date	Open House Time
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Mgt Comp
Mgt Phn
Auction N
Spec Fin N
Disability Access

Tax ID 046-0A04-0012-00 **Other**

Marketing Remarks

Highly sought after Rookwood in Hyde Park. Gorgeous home 100% up to date. Excellent condition. Bright, light open living spaces, designer kitchen and bathrooms. Super nice lower level walks out to spacious flat rear yard. Seller has made many improvements...come see!

Agent Remarks

Seller has made many improvements since purchasing. List provided upon request.

	Dim	Lev	Features
Entry	9 X 9	1	Closet, Open Foyer, Wood Floor
Living/Grea			
Dining	12 X 21	1	Chandelier, French Doors, Wood Floor
Kitchen	19 X 12	1	Eat-In, Island, Marble/Granite/Slate, Pantry, Walkout
BreakfstRm	10 X 10	1	
FamRm	32 X 16	1	Fireplace, Walkout
Study	14 X 11	1	Wood Floor
MasterBd	22 X 16	1	Bath Adjoins, Walk-in Closet, WW Carpet
BedRm2	16 X 12	2	Views Woods
BedRm3	15 X 12	2	Land Desc Less than .5 Acre
BedRm4	12 X 11	2	Builds
BedRm5	14 X 11	L	Farm
Bath #1	Full	1	Struc
Bath #2	Full	1	Fence Metal
Bath #3	Full	2	Docs
Bath #4	Full	2	Trees
LaundryRm	3 X 7	1	Topog
RecRm	20 X 18	2	Access City Street
Basement	Concrete Floor, Fireplace, Part Finished, Walkout, WW Carpet		
Applia	Convection Oven, Dishwasher, Dryer, Garbage Disposal, Gas Cooktop, Microwave, Oven/Range, Refrigerator, Washer		
Miscel	Cable, Ceiling Fan, Recessed Lights, Smoke Alarm		
Inside	9Ft + Ceiling, Beam Ceiling, Cathedral Ceiling, Crown Molding, French Doors, Multi Panel Doors		
Outside	Balcony, Covered Deck/Patio, Patio, Porch, Sprinklers, Wooded Lot, Yard Lights		

This listing is Sold

Use Sched Show Link

LO SIBC06 Sibcy Cline, Inc. 513-321-9922 **Email** jback@sibcycline.com **ER** **Lmtd Svrc** No
LAgt 405161 Julie K Back 513-607-3850 **Fax** 513-619-9533 **Comm Coop** 3%
Co-LO **Internet** Y
Co-LAgt **Property Owner** Consumer
Occ/Owner

SO ADVS01 Keller Williams Advisors Realty 513-766-9200
SAgt 220758 Maryann D Ries 513-470-0564

Sold 06/02/19 **CD** 06/24/19
 S1617573p+ E08IH 9990 Lakewood Ln
City/Municipal Indian Hill **Cnty** Hamilton
Subd **Twp**
Rooms 17 **Bedrms** 5 **Baths** 5-2

DOM 52 **SO** SIBC05
Unit# **Subu** Indian Hill
State OH **Zip** 45242

CASH **SP\$** 1,550,000
LP\$ 1,599,000
OP\$ 1,649,000

Family Rm Y
Formal Din Y

BedRm Lev 1Y
BthRm Lev 1Y Full, Partial



Montgomery to Hopewell to Lakewood

Type
Levels Two
Arch Transitional
Const Brick, Stucco
Found Poured
Roof Shingle
Windows Insulated, Picture, Wood
Heating Forced Air, Gas
Cooling Central Air
Age 1995
New N
Lot 3.003 acres
Acreeage

Bsmt Full
Garage 3 Garage Attached, Oversiz
Parking Driveway
Firepl 4 Gas, Marble, Wood
Gas Natural
Water Public
Sewer Aerobic Septic
Zoning Residential
Sa-Tax 8798.00
TxRate
Asmnt Of Record
Occupy At Closing
Transp

Cross Street

Date	Open House Time
------	-----------------

Tax ID 6290300005900 **Other**

Lev Condo **HOA Fee** Yes
HOA Amt \$ 450.00 **Annually**
Mgt Comp
Mgt Phn
Auction N
Spec Fin N

School Indian Hill Ex Vill
District Call SD 513-272-4500
 LandscapingCommunity

Disability Access

Marketing Remarks

Absolutely stunning Indian Hill home on 3 private wooded acres. Finest materials & finishes. Open plan, walls of windows, dramatic ceilings, 1st flr Mstr suite, 2-story fam rm open to luxury Kit. 3 BRs up + a spacious loft + bonus rm. Finished walk-out LL w/10 ft ceilings/rec rm/kitchen/Exer/Office/Guest BR+BA. Beaut grounds w/water features!

Agent Remarks

Agent must be present for showings. Please see attached features & amenities.

	Dim	Lev	Features
Entry	15 X 11	1	Closet, Marble/Slate, Open Foyer, Transom/Sidelit
Living/Grea	21 X 19	1	Fireplace, Window Treatment, Wood Floor
Dining	20 X 16	1	Window Treatment, Wood Floor
Kitchen	20 X 18	1	Gourmet, Island, Marble/Granite/Slate, Pantry, Planning Desk, Wood Floor
BreakfstRm			
FamRm	25 X 19	1	Fireplace, Walkout
Study	21 X 20	2	Bookcases, WW Carpet
MasterBd	17 X 17	1	Bath Adjoins, Dressing Area, Fireplace, Walk-in Closet, Window Treatment, WW Carpet
BedRm2	17 X 11	2	Views Woods
BedRm3	16 X 14	2	Land Desc 1 to 4.9 Acres
BedRm4	14 X 14	2	Builds
BedRm5	16 X 16	L	Farm
Bath #1	Full	1	Marb/Gran/Slate, Shower, Whirlpool Struc
Bath #2	Full	2	Fence
Bath #3	Full	2	Docs
Bath #4	Full	L	Trees
LaundryRm	12 X 11	1	Topog
RecRm	43 X 27	L	Access
Basement	Finished, Fireplace, Walkout		
Applia	Dishwasher, Garbage Disposal, Hot Tap, Microwave, Oven/Range, Refrigerator, Trash Compactor		
Miscel	Ceiling Fan, Smoke Alarm		
Inside	9Ft + Ceiling, French Doors, Multi Panel Doors		
Outside	Cul de sac, Enclosed Porch, Patio, Porch, Sprinklers, Wooded Lot		

This listing is Sold

Call Listing Agent call listing agent 500-7003
LO SIBC02 Sibcy Cline, Inc. 513-793-2121 **Email** jrecker@sibcycline.com **ERV** **Lmtd Svrc** No
LAgt 241371 Judy S Recker 513-500-7003 **Fax** 513-793-1826 **Comm Coop** 3%
Co-LO **Internet** Y
Co-LAgt **Property Owner** Consumer
SO SIBC05 Sibcy Cline, Inc. 513-777-8100
SAgt 214528 Sean E Barbash 513-746-7380
Occ/Owner

Listings as of 07/08/19 at 10:08am

Sold 05/08/19 **CD** 06/14/19
 S1610403p+vt E08IH 8 Camargo Pines Ln
City/Municipal Indian Hill **Cnty** Hamilton
Subd **Twp**
Rooms 13 **Bedrms** 5 **Baths** 4-1

DOM 84 **SO** OWNE03
Unit# **Subu** Indian Hill
State OH **Zip** 45243

CONV **SP\$** 1,522,500
LP\$ 1,595,000
OP\$ 1,699,900

Family Rm Y
Formal Din Y

BedRm Lev 1N
BthRm Lev 1Y Partial



Camargo Rd. to street/private drive on right, then first house on left.

Cross Street Camargo Road

Open House

Date **Time**

Tax ID 629-0220-0099-00 **Other**

Type
Levels Two
Arch Traditional
Const Brick
Found Poured
Roof Shingle
Windows Bay/Bow, Double Hung, W
Heating Electric, Forced Air, Gas
Cooling Central Air
Age 1995
New N
Lot Of Record
Acreeage 3.0720

Bsmt Full
Garage 3 Garage Attached, Oversiz
Parking Driveway
Firepl 3 Gas, Marble, Wood
Gas Propane
Water Public
Sewer Septic Tank, Aerobic
Zoning Residential
Sa-Tax \$9414.00
TxRate
Asmnt Of Record
Occupy Negotiable
Transp no

Lev Condo **HOA Fee** No
HOA Amt \$ 0.00

School Indian Hill Ex Vill
District Call SD 513-272-4500

Mgt Comp
Mgt Phn

Auction N
Spec Fin N

Disability Access

Marketing Remarks

Picturesque 3 acre setting in Center Village. Exquisite kitchen, custom built-ins, solarium, office. Fin. LL w/ media, exercise, wine rms. Wond. saltwater pool, pool/guesthouse w/ kitchen, BR & BTH. Entertaining paradise!

	Dim	Lev	Features
Entry	23 X 11	1	Closet, Open Foyer, Transom/Sidelit, Wood Floor
Living/Grea	30 X 16	1	Fireplace, Wood Floor / Fireplace, Walkout, Wet Bar, WW Carpet
Dining	19 X 13	1	Chair Rail, Chandelier, Window Treatment, Wood Floor
Kitchen	20 X 18	1	Counter Bar, Eat-In, Gourmet, Island, Marble/Granite/Slate, Pantry, Planning Desk, Wood Cabinets, Wood Floor
BreakfstRm	18 X 15	1	
FamRm	24 X 15	1	Bookcases, Fireplace, French Doors, Walkout, Wood Floor
Study	12 X 12	1	Wood Floor
MasterBd	20 X 14	2	Bath Adjoins, Walk-in Closet, Wood Floor
BedRm2	15 X 12	2	Views Valley, Woods
BedRm3	15 X 12	2	Land Desc 1 to 4.9 Acres
BedRm4	15 X 14	2	Builds Guest House, Pool House, Shed
BedRm5	17 X 12	2	Farm
Bath #1	Full	2	Built-In Shower Seat, Double Vanity, Struc
Bath #2	Full	2	Fence
Bath #3	Full	2	Docs
Bath #4	Partial	1	Trees Wooded-Partial
LaundryRm	11 X 8	1	Topog Stream/Creek
RecRm	27 X 22	L	Access Private Drive
Basement	Finished, Fireplace, Walkout, WW Carpet		
Applia	Dishwasher, Double Oven, Garbage Disposal, Gas Cooktop, Microwave, Oven/Range, Warming Drawer		
Miscel	220 Volt, Ceiling Fan, Fountain, Recessed Lights, Smoke Alarm, Tech Wiring		
Inside	9Ft + Ceiling, Crown Molding, French Doors, Multi Panel Doors, Skylight		
Outside	Balcony, BBQ Grill, Cul de sac, Deck, Patio, Wooded Lot, Yard Lights		

This listing is Sold

Use Sched Show Link Agt must be present

Call appt. center 979-2600 or use showing link.

LO COMY01 Comey & Shepherd 513-561-5800
LAgt 353585 Amy W Minor
Co-LO
Co-LAgt

Email amyminor@hotmail.com **ER** **Lmtd Svrc** No
Fax 513-561-8050 **Comm Coop** 3%
Internet Y
Property Owner Consumer
Occ/Owner

SO OWNE03 OwnerLand Realty, Inc. 513-379-2738
SAgt 219803 Alexander M Moxin 513-325-7600

Sold 05/21/19 **CD** 06/28/19
 S1614772p+ E06SY 8528 Concord Hills Cir
City/Municip Sycamore Twp **Cnty** Hamilton
Subd **Twp**
Rooms 16 **Bedrms** 4 **Baths** 4-2

DOM 61 **SO** SIBC02 **CASH** **SP\$** 1,500,000
Unit# **Subu** Sycamore Twp. **LP\$** 1,599,000
State OH **Zip** 45243 **OP\$** 1,599,000

Family Rm Y **BedRm Lev** 1Y
Formal Din Y **BthRm Lev** 1Y Full, Partial



Miami to Concord Hills

Type **Bsmt** Full
Levels Two **Garage** 3 Garage Attached, Side
Arch Traditional **Parking** Driveway, Off Street
Const Shingle Siding, Stone **Firepl** 1 Gas
Found Poured **Gas** Natural
Roof Shingle **Water** Public
Windows Insulated, Vinyl **Sewer** Public Sewer
Heating Gas **Zoning** Residential
Cooling Central Air **Sa-Tax** Of Record
Age New **TxRate**
New Y Completed **Asmnt** Of Record
Lot 125' x 375' **Occupy** At Closing
Acreeage 1.1300 **Transp**

Cross Street

Lev Condo **HOA Fee** No **School** Indian Hill Ex Vill
HOA Amt \$ 0.00 **District** Call SD 513-272-4500

Open House
Date **Time**

Mgt Comp **Disability Access**
Mgt Phn
Auction N
Spec Fin N

Tax ID NEW/UNDER CONST **Other**

Marketing Remarks

An incredible, brand new Ranch by Cedar Hill Custom Homes! With 5,235 sq feet of living space, this home has all of the bells and whistles you could ever ask for: Distressed Timber Beams, Thermador Appliances, Outdoor Fireplace, Built In Outdoor Kitchen, Huge Covered Porch, Media Room & 4 beds each with their own bath. What more could you ask for?!

	Dim	Lev	Features
Entry	11 X 9	1	Wood Floor
Living/Grea	0 X 0	1	Fireplace, Wet Bar, Wood Floor
Dining	17 X 12	1	Walkout, Wood Floor
Kitchen	17 X 11	1	Eat-In, Gourmet, Island, Marble/Granite/Slate, Pantry, Walkout, Wood Cabinets, Wood Floor
BreakfstRm			
FamRm			
Study	14 X 11	1	Wood Floor
MasterBd	18 X 16	1	Bath Adjoins, Walk-in Closet, Wood Floor
BedRm2	13 X 12	1	Views Woods
BedRm3	21 X 14	L	Land Desc 1 to 4.9 Acres
BedRm4	16 X 14	L	Builds
BedRm5			Farm
Bath #1	Full	1	Struc
Bath #2	Full	1	Fence
Bath #3	Full	L	Docs
Bath #4	Full	L	Trees
LaundryRm	0 X 0	1	Topog
RecRm			Access City Street
Basement	Finished		
Applia	Dishwasher, Garbage Disposal, Microwave, Oven/Range, Refrigerator		
Miscel			
Inside	9Ft + Ceiling, Multi Panel Doors		
Outside	Covered Deck/Patio		

This listing is Sold

Use Sched Show Link Agt must be present Call Mike at 513-260-0424
LO SHEL24 Coldwell Banker West Sh513-686-7677 **Email** mike@buildcincinnati.com **ER** **Lmtd Svrc** No
LAgt 275727 Michael P Hines 513-260-0424 **Fax** 513-322-7977 **Comm Coop** 3%
Co-LO **Internet** Y
Co-LAgt **Property Owner** Builder/Developer
SO SIBC02 Sibcy Cline, Inc. 513-793-2121 **Occ/Owner**
SAgt 260532 Patti Sibcy 513-793-2121

Sold 06/04/19 **CD** 06/04/19
 S1624910p+ E01WH 2738 Baker Pl
City/MunicipCincinnati **Cnty** Hamilton
Subd **Twp**

DOM 0 **SO** COMY04
Unit# **Subu** Walnut Hills
State OH **Zip** 45206

CONV **SP\$** 1,469,200
LP\$ 1,469,200
OP\$ 1,469,200

Rooms 16 **Bedrms** 6 **Baths** 5-1

Family Rm Y
Formal Din Y

BedRm Lev1N
BthRm Lev1Y Partial



S on Madison to L on Baker Pl

Type
Levels Three+
Arch Traditional
Const Stucco
Found Block, Stone
Roof Shingle
Windows Wood
Heating Gas, Hot Water
Cooling Central Air
Age 1918
New N
Lot 102 x 151
Acreage

Bsmt Full
Garage 2 Garage Detached
Parking Driveway
Firepl 8 Inoperable, Marble, Wood
Gas Natural
Water Public
Sewer Public Sewer
Zoning Residential
Sa-Tax 15,722.76
TxRate
Asmnt Of Record
Occupy Negotiable
Transp

Cross Street

Lev Condo **HOA Fee** No
HOA Amt \$ 0.00

School Cincinnati City SD
District Call SD 513-363-0000

Date	Open House Time
------	-----------------

Mgt Comp
Mgt Phn

Disability Access

Tax ID 056-0002-0021-00 **Other**

Auction N
Spec Fin N

Marketing Remarks

Sold before sent. Restored & updated English Country Manor on 1.7 secluded acres w/tree-filtered river/city views*Commercial-grade cook's kitchen*30 x 20' Great rm w/5 pairs of French doors*Twin slate terraces*8 fabulous fireplaces*Study w/limed pecan paneling*Master wing w/2 dressing rms+2 baths*Rookwood tile solarium*2+car carriage house.

Agent Remarks

Sold before sent

	Dim	Lev	Features
Entry	140 X 10	1	Closet, Open Foyer, Wood Floor
Living/Grea	30 X 20	1	Fireplace, Walkout, Wood Floor
Dining	20 X 17		Chandelier, Fireplace, French Doors, Wood Floor
Kitchen	27 X 19	1	Butler's Pantry, Eat-In, Fireplace, Pantry, Walkout, Window Treatment, Wood Floor
BreakfstRm	14 X 10	1	
FamRm	19 X 14	L	Wood Floor
Study	18 X 14	1	Bookcases, Fireplace, Panel Walls, Window Treatment, Wood Floor
MasterBd	19 X 15	2	Bath Adjoins, Dressing Area, Fireplace, Sitting Room, Walk-in Closet, Window Treatment, Wood Floor
BedRm2	16 X 15	2	Views River, Valley
BedRm3	15 X 14	2	Land Desc 1 to 4.9 Acres
BedRm4	20 X 14	2	Builds
BedRm5	14 X 10	3	Farm
Bath #1	Full	2	Built-In Shower Seat, Shower, Tile F Struc
Bath #2	Full	2	Fence
Bath #3	Full	2	Docs
Bath #4	Full	2	Trees
LaundryRm	10 X 6	1	Topog
RecRm	27 X 18	L	Access
Basement	Concrete Floor, Glass Blk Wind, Part Finished, Walkout		
Applia	Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer		
Miscel	Attic Storage, Fountain		
Inside	9Ft + Ceiling, Crown Molding, French Doors, Natural Woodwork		
Outside	Deck, Patio, Wooded Lot		

This listing is Sold

Use Sched Show Link Agt must be present

LO	COMY04	Comey & Shepherd	513-321-4343	Email	dwellingshoff@comey.com	ER	Lmtd Svrc No
LAgt	272258	David W Wellinghoff	513-321-3108	Fax	513-321-5606	Comm Coop	3%
Co-LO	COMY04	Comey & Shepherd	513-321-4343	Internet	N	Property Owner	Consumer
Co-LAgt	246313	Lori N Wellinghoff	513-403-5520	Occ/Owner			

SO COMY04 **Comey & Shepherd** 513-321-4343
SAgt 232795 **Lisa K Williams** 513-807-5430

Sold 05/15/19 **CD** 06/28/19
 S1621894p+ E08IH 8175 Brill Rd
City/Municipal Indian Hill **Cnty** Hamilton
Subd **Twp**
Rooms 14 **Bedrms** 4 **Baths** 5-2

DOM 2 **SO** SIBC02
Unit# **Subu** Indian Hill
State OH **Zip** 45243

CONV **SP\$** 1,299,000
LP\$ 1,299,000
OP\$ 1,299,000

Family Rm Y
Formal Din Y

BedRm Lev 1N
BthRm Lev 1Y



Drake Rd to west on Brill Rd

Type
Levels Two
Arch Colonial
Const Wood Siding
Found Poured
Roof Shingle
Windows Double Hung, Wood
Heating Gas, Hot Water
Cooling Central Air
Age 1941
New N
Lot 350 x 505
Acreeage 4.5150

Bsmt Full
Garage 3 Garage Attached, Side
Parking Driveway
Firepl 3 Brick, Wood
Gas Natural
Water Public
Sewer Septic Tank
Zoning Residential
Sa-Tax 7895.12
TxRate
Asmnt Of Record
Occupy Negotiable
Transp

Cross Street Drake Rd

Lev Condo **HOA Fee** No
HOA Amt \$ 0.00

School Indian Hill Ex Vill
District Call SD 513-272-4500

Open House
Date **Time**

Mgt Comp
Mgt Phn

Disability Access

Tax ID 5290124000400 **Other**

Auction N
Spec Fin N

Marketing Remarks

Exuding charm & elegance, this central village colonial on over 4 acres features 4 bdrms w/a possible 5th, 7 baths and gorgeous views from almost every room! Owned over 40 yrs by a distinguished family, it includes an updated kitchen, stately rooms and gardens for entertaining, a lower level family rm and wine cellar. Indian Hill at its finest!

Agent Remarks

New roof installation scheduled. Second floor office/study can be converted to a bedroom. Fenced garden with large garage/shed for all of your gardening needs!

	Dim	Lev	Features
Entry	28 X 8	1	Closet, Open Foyer, Transom/Sidelit, Wood Floor
Living/Grea	28 X 17	1	Fireplace, Walkout, Window Treatment, Wood Floor
Dining	20 X 16	1	Built-ins, Chair Rail, Chandelier, Window Treatment, Wood Floor
Kitchen	17 X 13	1	Eat-In, Island, Marble/Granite/Slate, Wood Cabinets
BreakfstRm	11 X 10	1	
FamRm	15 X 20	1	Walkout, Window Treatment, Wood Floor
Study	14 X 14	1	Bookcases, Fireplace, Window Treatment, Wood Floor
MasterBd	16 X 18	2	Bath Adjoins, Dressing Area, Walk-in Closet, Window Treatment, Wood Floor
BedRm2	12 X 15	2	
BedRm3	17 X 14	2	
BedRm4	20 X 11	2	
BedRm5			
Bath #1	Full	2	Shower, Tile Floor
Bath #2	Full	2	
Bath #3	Full	2	
Bath #4	Partial	1	
LaundryRm	17 X 18	L	
RecRm	28 X 18	L	
Basement	Concrete Floor, Part Finished, Walkout		
Applia	Dishwasher, Double Oven, Gas Cooktop, Microwave, Refrigerator		
Miscel	Attic Storage, Cable, Ceiling Fan		
Inside	9Ft + Ceiling, Crown Molding, French Doors, Multi Panel Doors, Natural Woodwork		
Outside	Sprinklers, Wooded Lot, Other		

This listing is Sold

Use Sched Show Link Agt must be present

Call Showingtime 800-showing

LO SIBC02 Sibcy Cline, Inc. 513-793-2121
LAgt 207920 Andrew N Tanen 513-702-7081
Co-LO SIBC02 Sibcy Cline, Inc. 513-793-2121
Co-LAgt 322839 Gerri S Strauss 513-739-0629

Email atanen@sibcycline.com **ER** **Lmtd Svrc** No
Fax 513-793-1826 **Comm Coop** 3%

Internet Y
Property Owner Estate/Trust
Occ/Owner

SO SIBC02 Sibcy Cline, Inc. 513-793-2121
SAgt 265568 Steve S Early 513-382-1218

Listings as of 07/08/19 at 10:08am

Sold 03/12/19 **CD** 06/07/19
 S1610232p+ E08IH 4380 Willow Hills Ln
City/Municipal Indian Hill **Cnty** Hamilton
Subd **Twp**

DOM 27 **SO** COMY01
Unit# **Subu** Indian Hill
State OH **Zip** 45242

CONV **SP\$** 1,290,000
LP\$ 1,399,000
OP\$ 1,399,000

Rooms 16 **Bedrms** 4 **Baths** 4-2

Family Rm Y
Formal Din Y

BedRm Lev1Y
BthRm Lev1Y



Drake Road to East on Indian Hill Road, Right on Willow Hills

Type
Levels One
Arch Transitional
Const Cedar, Stone
Found Poured
Roof Shingle
Windows Insulated, Wood
Heating Electric, Forced Air, Gas
Cooling Ceiling Fans, Central Air
Age 1983
New N
Lot Of Record
Acreeage 5.1240

Bsmt Full
Garage 3 Garage Attached
Parking Driveway, On Street
Firepl 2 Gas, Stone
Gas Natural
Water Public
Sewer Septic Tank
Zoning Residential
Sa-Tax 8136.53
TxRate
Asmnt Of Record
Occupy Negotiable
Transp

Cross Street

Lev Condo **HOA Fee** Yes
HOA Amt \$ 800.00 Annually

School Indian Hill Ex Vill
District Call SD 513-272-4500
 Snow Removal, Other

Open House
Date **Time**

Mgt Comp
Mgt Phn

Disability Access

Tax ID 5290081007700 **Other**

Auction N
Spec Fin N

Marketing Remarks

Custom transitional home. Valley & river views. Private setting. New bright white kitchen, mudroom and laundry. Spacious updated master bedroom and bathroom suite. Open, sun-filled 1st floor. LL rec room walkout to pool & tennis court. Perfect home for entertaining.

Agent Remarks

Generator. Tennis Court as is could be a sport court.

Dim **Lev**

Features

Entry	15 X 11	1	Closest, Marble/Slate, Open Foyer
Living/Grea			Bookcases, Fireplace, Skylight, Wet Bar, Wood Floor
Dining	22 X 15	1	Built-ins, Wood Floor
Kitchen	27 X 11	1	Counter Bar, Marble/Granite/Slate, Pantry, Planning Desk, Skylight, Wood Cabinets
BreakfstRm	13 X 11	1	
FamRm	18 X 16	1	Walkout
Study	13 X 9	1	Bookcases
MasterBd	28 X 16	1	Bath Adjoins, Dressing Area, Sitting Room, Vaulted Ceiling, Walk-in Closet
BedRm2	13 X 13	L	Views Valley
BedRm3	16 X 13	L	Land Desc 5 to 9.9 Acres
BedRm4	18 X 15	L	Builds
BedRm5			Farm
Bath #1	Full	1	Struc
Bath #2	Partial	1	Fence
Bath #3	Full	U	Docs
Bath #4	Full	L	Trees
LaundryRm	21 X 7	1	Topog
RecRm	28 X 29	L	Access
Basement	Concrete Floor, Walkout		
Applia	Dishwasher, Garbage Disposal, Refrigerator		
Miscel	Cable, Ceiling Fan, Recessed Lights, Smoke Alarm		
Inside	9Ft + Ceiling, Cathedral Ceiling, Crown Molding, Multi Panel Doors, Vaulted Ceiling		
Outside	Cul de sac, Deck, Porch, Tennis Court, Wooded Lot		

This listing is Sold

Use Sched Show Link

LO SIBC06 Sibcy Cline, Inc. 513-321-9922
LAgt 405161 Julie K Back 513-607-3850

Email jback@sibcycline.com
Fax 513-619-9533

ER **Lmtd Svrc** No
Comm Coop 3%

Co-LO
Co-LAgt

Internet Y
Property Owner Consumer
Occ/Owner

SO COMY01 Comey & Shepherd 513-561-5800
SAgt 222431 Deborah Sims 513-254-7733

Sold 04/11/19 **CD** 06/03/19
 S1610549p+ E08IH 7305 Post & Rail Ln
City/Municipal Indian Hill **Cnty** Hamilton
Subd Indian Hill **Twp**
Rooms 12 **Bedrms** 5 **Baths** 4-1

DOM 56 **SO** SIBC06
Unit# **Subu** Indian Hill
State OH **Zip** 45243

CONV **SP\$** 1,290,000
LP\$ 1,399,900
OP\$ 1,399,900

Family Rm Y
Formal Din Y

BedRm Lev 1N
BthRm Lev 1Y Partial



Drake to Old Stable to left on Post and Rail

Type
Levels Two
Arch Traditional
Const Brick, Wood Siding
Found Poured
Roof Shingle
Windows Vinyl/Alum Clad
Heating Forced Air, Gas
Cooling Central Air
Age 1963
New N
Lot 101 x 260
Acreeage 1.3840

Bsmt Full
Garage 3 Garage Attached, Oversiz
Parking Driveway
Firepl 3 Brick, Stone, Wood
Gas Natural
Water Public
Sewer Public Sewer
Zoning Residential
Sa-Tax 7324.00
TxRate
Asmnt Of Record
Occupy Negotiable
Transp

Cross Street Old Stable Rd

Lev Condo **HOA Fee** No
HOA Amt \$ 0.00

School Indian Hill Ex Vill
District Call SD 513-272-4500

Open House
Date **Time**

Mgt Comp
Mgt Phn

Disability Access

Tax ID 6290221005600 **Other**

Auction N
Spec Fin N

Marketing Remarks

Gorgeous 3 story addition to this spacious Indian Hill home! 1.3 acre lot, fantastic neighborhood setting! Beautiful refinished hrdwd flrs, kit w/new quartz/open to vaulted/beam family rm addition + wet bar/amazing mudrm+laundry. 5 BRS up include MBR+dressing/closet addition. Finished LL w rec rm/BR/BA. Salt-water pool/hot tub & lot for play!

Agent Remarks

Several upgrades thru-out, see attached feature sheet!

	Dim	Lev	Features
Entry	16 X 10	1	Closet, Transom/Sidelit, Wood Floor
Living/Grea	15 X 20	1	Fireplace, Wood Floor
Dining	16 X 15	1	Chandelier, French Doors, Wood Floor
Kitchen	19 X 22	1	Butler's Pantry, Eat-In, Gourmet, Island, Pantry, Quartz Counters, Tile Floor, Wood Cabinets
BreakfstRm			
FamRm	21 X 18	1	Fireplace, Walkout, Wood Floor
Study	14 X 13	1	French Doors, Wood Floor
MasterBd	15 X 17	2	Bath Adjoins, Dressing Area, Walk-in Closet, Wood Floor
BedRm2	11 X 13	2	
BedRm3	15 X 11	2	
BedRm4	11 X 15	2	
BedRm5	11 X 13	2	
Bath #1	Full	2	Double Shower, Double Vanity, Mart
Bath #2	Full	2	
Bath #3	Full	2	
Bath #4	Full	L	
LaundryRm	16 X 9	1	
RecRm	15 X 30	1	
Basement	Finished, WW Carpet		
Applia	Dishwasher, Double Oven, Garbage Disposal, Gas Cooktop, Microwave, Refrigerator, Warming Drawer		
Miscel	Ceiling Fan, Laundry Chute, Recessed Lights, Smoke Alarm		
Inside	9Ft + Ceiling, Crown Molding, Multi Panel Doors, Vaulted Ceiling		
Outside	Deck, Hot Tub, Patio, Sprinklers, Wooded Lot		

This listing is Sold

Use Sched Show Link

call Showingtime 800-showing

LO SIBC02 Sibcy Cline, Inc. 513-793-2121
LAgt 241371 Judy S Recker 513-500-7003

Email jrecker@sibcycline.com **ERV** **LmtD Svrc** No
Fax 513-793-1826 **Comm Coop** 3%

Co-LO
Co-LAgt

Internet Y
Property Owner Consumer
Occ/Owner

SO SIBC06 Sibcy Cline, Inc. 513-321-9922
SAgt 405161 Julie K Back 513-607-3850

Listings as of 07/08/19 at 10:08am

Sold 05/10/19 **CD** 06/28/19
 S1607500p+ E08IH 8725 Indian Hill Rd
City/Municipal Indian Hill **Cnty** Hamilton
Subd **Twp**

DOM 116 **SO** SIBC06
Unit# **Subu** Indian Hill
State OH **Zip** 45243

OTHR **SP\$** 1,260,000
LP\$ 1,348,000
OP\$ 1,499,000

Rooms 11 **Bedrms** 4 **Baths** 4-2

Family Rm Y
Formal Din Y

BedRm Lev 1N
BthRm Lev 1Y Partial



Drake Road E on Indian Hill Rd (1st driveway past Willow Hills Ln; 2nd house on drive)

Type
Levels Two
Arch Craftsman/Bungalow
Const Shingle Siding, Stone
Found Poured
Roof Shingle
Windows Double Hung, Insulated, V
Heating Forced Air, Gas
Cooling Central Air
Age 1920
New N
Lot irr
Acreeage 5.0000

Bsmt Partial
Garage 3 Garage Attached, Oversi
Parking Driveway
Firepl 3 Stone, Wood
Gas Propane
Water Public
Sewer Septic Tank
Zoning Residential
Sa-Tax 8831.50
TxRate
Asmnt of record
Occupy Negotiable
Transp

Cross Street

Lev Condo
HOA Amt \$ 0.00
Mgt Comp
Mgt Phn
Auction N
Spec Fin N

HOA Fee No
School Indian Hill Ex Vill
District Call SD 513-272-4500

Date	Open House Time

Tax ID 529-0081-0003-00 **Other**

Disability Access

Marketing Remarks

Custom Arts & Crafts home on unique and private, flat 5.4 acre lot. 2 stall stable plus swimming pool. New: roof, Marvin windows, water heater, insulation, kitchen appliances, 3 garage doors, LED lighting, pool equipment, Nest thermostat, security system, new deck and many other improvements. One of a kind home featured in architectural magazines.

Agent Remarks

Your buyer will love this one of a kind home feature in architectural magazines. Sprinkler system inoperable since home was purchased. Driveway easement part of deed. Relocation owned; please see attachments to be filled out for relo company.

	Dim	Lev	Features
Entry	11 X 7	1	Closet, Transom/Sidelit, Wood Floor
Living/Grea	20 X 13	1	Wood Floor
Dining	16 X 15	1	Wood Floor
Kitchen	23 X 19	1	Counter Bar, Eat-In, Island, Marble/Granite/Slate, Walkout, Wood Floor
BreakfstRm			
FamRm	43 X 16	1	Bookcases, Fireplace, Walkout, Wood Floor
Study	14 X 12	2	WW Carpet
MasterBd	21 X 18	2	Bath Adjoins, Fireplace, Walk-in Closet, WW Carpet
BedRm2	20 X 15	2	
BedRm3	15 X 14	2	
BedRm4	14 X 12	2	
BedRm5			
Bath #1	Full	2	Built-In Shower Seat, Double Vanity,
Bath #2	Full	2	
Bath #3	Full	2	
Bath #4	Full	2	
LaundryRm	9 X 12	1	
RecRm			
Basement	Concrete Floor, Unfinished		
Applia	Convection Oven, Dishwasher, Garbage Disposal, Gas Cooktop, Hot Tap, Microwave, Refrigerator		
Miscel	Cable, Ceiling Fan, Recessed Lights, Smoke Alarm		
Inside	9Ft + Ceiling, Crown Molding, Multi Panel Doors, Natural Woodwork		
Outside	Deck, Patio, Wooded Lot		

This listing is Sold

Use Sched Show Link

LO	SIBC06	Sibcy Cline, Inc.	513-321-9922	Email	jback@sibcycline.com	ER	Lmtd Svrc No
LAgt	405161	Julie K Back	513-607-3850	Fax	513-619-9533	Comm Coop	3%
Co-LO						Internet	Y
Co-LAgt						Property Owner	Corporate
						Occ/Owner	
SO	SIBC06	Sibcy Cline, Inc.	513-321-9922				
SAgt	405161	Julie K Back	513-607-3850				