

# BEAUTIFUL HILL & HOLLOW



## CLASSIC...GORGEOUS...READY TO ENJOY!

Featured on WCPO's Most Beautiful Hyde Park Homes Series, Two Hill & Hollow offers "best address" privacy & convenience. The 1.75 acre site is wonderfully private on a small lane of fine homes just a jog to Hyde Park Square, Summit Country Day, and CCC's wonderful recreation-entertainment facilities. A rare authentic Half Timber English Country Home to be sold with original blueprints, the home was built by Henry J. Pfeister a prominent banker of the period. Architects H. W. Cordes designed the home with relentless attention to detail to include Henry III Coat of Arms glass in the entry door, Inglenook fireplace with carved poets panels, window seats and magnificent millwork. Best of all the current owners have respected and adapted...the Olde World is complemented with State of the Art Auer kitchen, light filled guest quarters of 1.5 baths, fireplace, fitness room, and entertainment area opening to the gardens. The WCPO video is posted on gcoughlin.com for your personal tour.

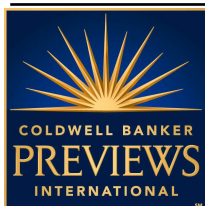
ADDRESS: 2 Hill & Hollow Lane  
SUBURB: Hyde Park  
LOT SIZE: 1.759 Acre  
SEMI-ANNUAL TAX: \$15,844.79  
EASEMENTS: Of Record  
RESTRICTIONS: Of Record  
STYLE: English Half Timber

AGE: 1930\* Updated 2013  
CONSTRUCTION: Brick, Stone  
FOUNDATION: Poured  
BASEMENT: Full  
ROOF: Tile  
EVEN BILLING: \$579.00  
HEAT: Gas, Radiant

COOLING: Central Air  
ELEM: Cincinnati City SD  
HS: Cincinnati City SD  
PElem: Choice  
PHigh: Choice  
WATER: Public  
SEWER: Private

\*Dave Pittinger, chief of staff of Hamilton County Recorder's Office corrects the auditor in that the land was part of 1927 parcel split and recorded in 1928; construction may have taken 2 years. Original Blue Prints are available to substantiate.

**Quotation: \$2,750,000**

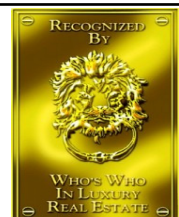


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*Euro-Classic Stone & Half Timber Architecture*





*1.8 Park Acres with  
2013 Tree House, Tether  
Ball, Fish Pond,  
Gardens, Logia Party  
Room with 700 degree  
top of the line stone  
grill.*





*Timeless Beauty!*





*Auer Cook's  
Kitchen*





*For Life's Special Moments*





*Elegant 2013 Three Room Master Retreat*





*Circa 2013*







*3 Children's Rooms plus 2 playrooms  
En Suite Bedrooms with adjoining baths throughout*





*Wow! Second Floor Laundry*

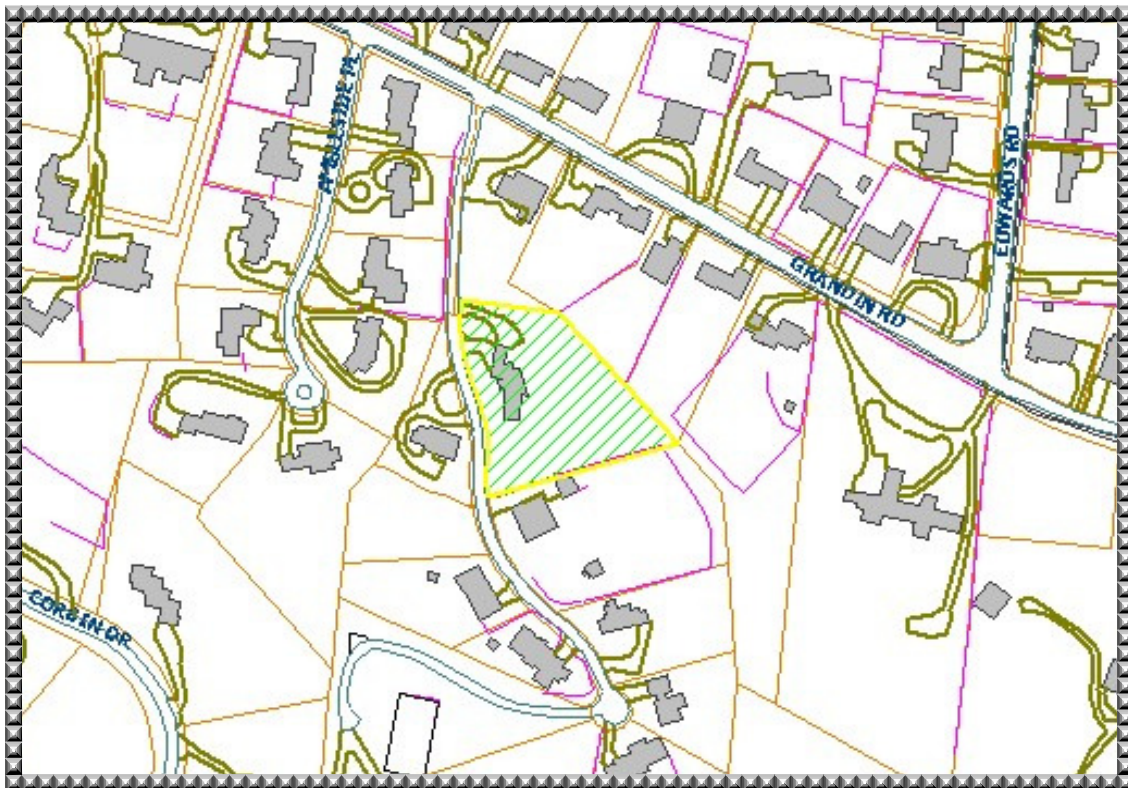




*Lower Level, Reported 3,000 square feet circa 2013  
Amazing Pub Entertainment, Dual HDTV, Kitchen, Guest Suite and 1.5 baths!*



## 2 Hill & Hollow Property Maps



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