

THE EXCEPTIONAL CRAFTSMAN COTTAGE



3641 Brentwood Ave, Cincinnati, OH 45208

When Neighborhood is everything, choose Brentwood. Tree lined street, well-kept homes and shade trees lining the sidewalks. Sought after Arts & Crafts architecture abounds and walking to Ault Park, Square, Golf Club, Pubs, & Shops is effortless. Who could ask for more? More is a seller dedicated to living well. Every wall is newly painted, polished hardwood flooring, 9' ceilings with recessed lighting, newer master bath, Cook's Kitchen featuring Granite & Stainless, Farm Sink, Lux cabinetry! Mechanicals are impeccable too, from newer roof, to double hung windows & concrete driveway. With 1,232 light filled Square Feet, the livable spaces are key. There are 3 bedrooms, one with a full wall of built-in shelving for office option, 1.5 baths, the 22' relaxing front porch, the grilling-entertainment patio, even a garage with window & remote door spell home. Ready for your best holiday ever!

ADDRESS: 3641 Brentwood Ave
SUBURB: Hyde Park
LOT SIZE: 0.110 Acres
SEMI-ANNUAL TAX: \$3,154.39
EASEMENTS: Of Record
RESTRICTIONS: Of Record
STYLE: Traditional

AGE: 1923
CONSTRUCTION: Wood
FOUNDATION: Block
BASEMENT: Full
ROOF: Shingle
EVEN BILLING: \$236.40
HEAT: Gas, Forced Air

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

Quoting: \$460,000

Exclusively Represented By: Gail S. Coughlin
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Photos available at: www.gcoughlin.com



COLDWELL BANKER REALTY

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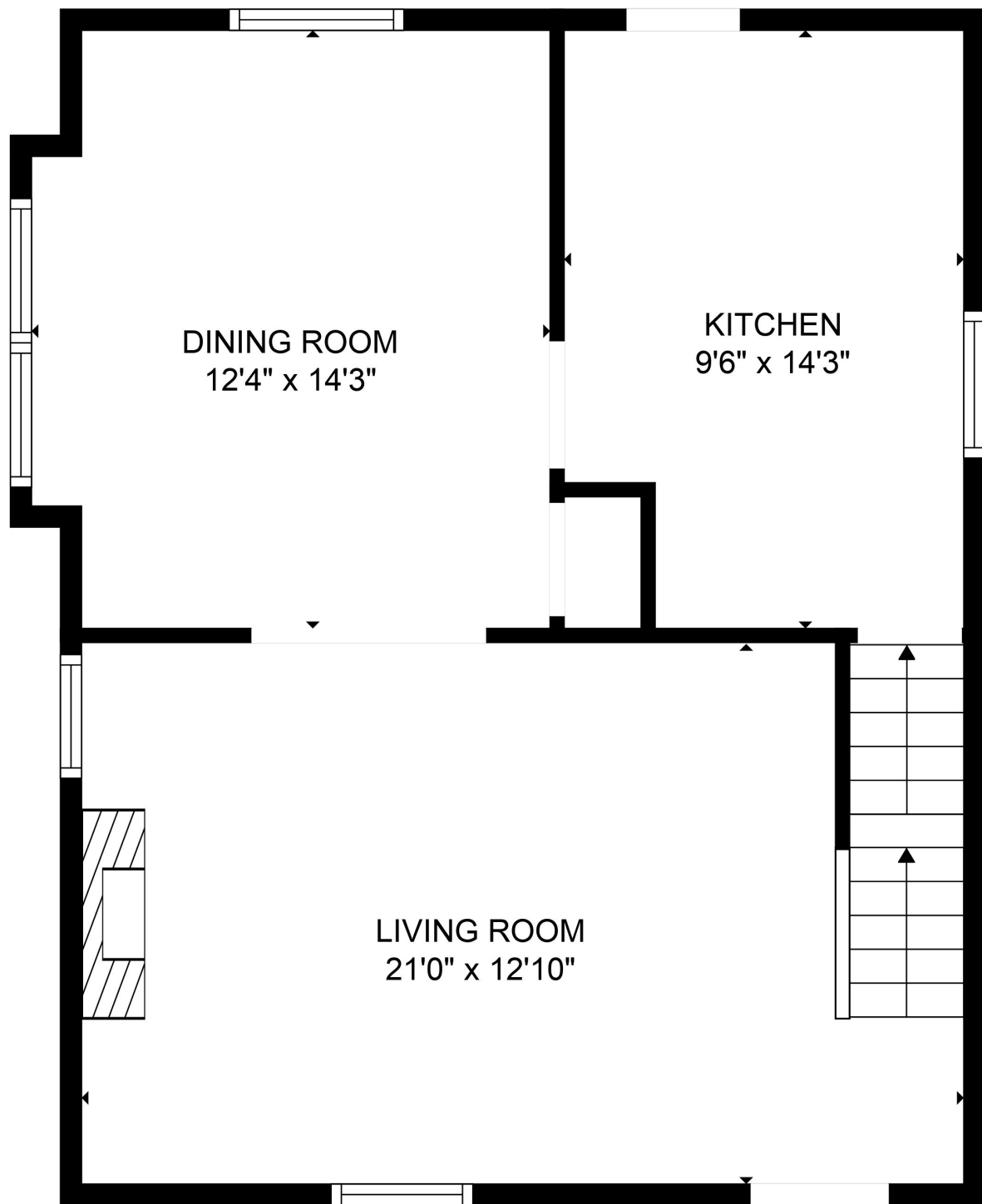












FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

