

SPENCER HOUSE IN THE HEART OF MARIEMONT



6617 Chestnut Street, Mariemont, OH 45227

Welcome to 6617 Chestnut Street — a beautifully maintained 3-bedroom, 1-bath Tudor-style gem nestled on a quiet, tree-lined street in the highly sought-after Mariemont School District. From the moment you step inside, you'll be captivated by the character-rich details: hardwood floors, arched doorways, crown molding, and a cozy gas-burning fireplace that anchors the inviting living room. The updated kitchen features newer appliances, and a bright breakfast nook perfect for morning coffee. The formal dining room is ideal for entertaining. Upstairs, you'll find spacious bedrooms with ample closet space and a full bath. The lower level has loads of potential and laundry area, offering additional flexible space. Step outside to a private, backyard with a patio and private parking pad—great for outdoor dining and gatherings. Just a short stroll to Mariemont Square, schools, dining, and shops. This is your opportunity to own a piece of Mariemont charm with all the modern updates you're looking for. Schedule your private tour today!

ADDRESS: 6617 Chestnut St
SUBURB: Mariemont
LOT SIZE: 0.0600 Acres
SEMI-ANNUAL TAX: \$2,697.08
EASEMENTS: Of Record
RESTRICTIONS: Of Record
STYLE: Historic Tudor Cottage

AGE: 1926
CONSTRUCTION: Stucco/Wood
FOUNDATION: Poured
BASEMENT: Full
ROOF: Shingle
EVEN BILLING: \$236.40
HEAT: Gas, Forced Air

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

Quoting: \$419,000

Exclusively Represented By: Gail S. Coughlin
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