

## *LIFESTYLE & ARCHITECTURE!*



### ***7431 Miami Hills Drive “THE IT STREET”***

*I*t's not every day that a Mid-Century Modern Home is available in the heart of Madeira.

Characterized by expansive planes, large glass windows, and open spaces this home features 2971 square feet of functionality and integration with one great, big, and beautiful lot. What a super lifestyle choice: first floor master with study, great room opening to expansive fenced lot, a separate two bedroom suite on second, lower level entertainment-laundry-bonus rooms with 3rd full bath. Newer mechanicals with meticulous maintenance records (see attached), and award winning schools make this property one the market will love!

ADDRESS: 7431 Miami Hills Dr.  
SUBURB: Madeira  
LOT SIZE: 0.328  
SEMI-ANNUAL TAX: \$3,351.72  
EASEMENTS: Of Record  
RESTRICTIONS: Of Record  
STYLE: Transitional

AGE: 1952 | Updated '  
CONSTRUCTION: Brick Vinyl  
FOUNDATION: Block  
BASEMENT: Full  
ROOF: Shingle  
HVAC: Central Air  
HEATING: Gas, Hot Water

ELEM: Madeira SD/Choice  
HS: Madeira SD/Choice  
PElem: 513-985-6070  
PHigh: 513-985-6070  
WATER: Public  
SEWER: Public  
EVEN BILLING: \$223.00

**Quoting: \$479,000**



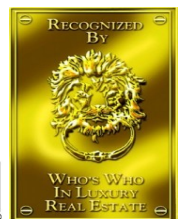
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***First Floor Master & Study!***







***Room to Roam Entertainment!***







*Good Times and Trex “No Care” Decking*







*Light Filled Solarium!*







*Madeira's Best Address*

