

A RESORT LIFESTYLE in the ULTIMATE RIVERVIEW SETTING!



8 Grandin Lane

The good life doesn't get any better than 8 Grandin Lane. A handful of the area's finest line this lane which winds gracefully over the Ohio. On 2.401 acres, this antebellum home is updated to perfection within the last four years to include water features, entertainment-guest spaces, kitchen, master bath, fitness, home offices, and manicured gardens with custom lightening, electronics to include sound system and surveillance. Reported as 6,375 square feet on three (3) levels with open terraces from living areas, the home features six bedrooms, 8 baths of which 2 are half baths, there are glass walls and terraces throughout. Manageable and beautiful...a work of art.

ADDRESS: 8 Grandin Lane
SUBURB: Hyde Park
LOT SIZE: 2.401 Acres
SEMI-ANNUAL TAX: \$27,575.62
EASEMENTS: Of Record
RESTRICTIONS: Of Record
STYLE: Traditional

AGE: 1986/2011-16
CONSTRUCTION: Brick
FOUNDATION: Poured
BASEMENT: Full
ROOF: Shingle
EVEN BILLING: \$802
HEAT: Gas

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

Quoting: \$2,795,000



Exclusively Represented By: Gail S. Coughlin

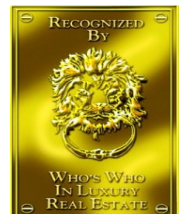
Mobile: 604-1731

www.gcoughlin.com



COLDWELL BANKER WEST SHELL

OWNED & OPERATED BY NRT, INC.



















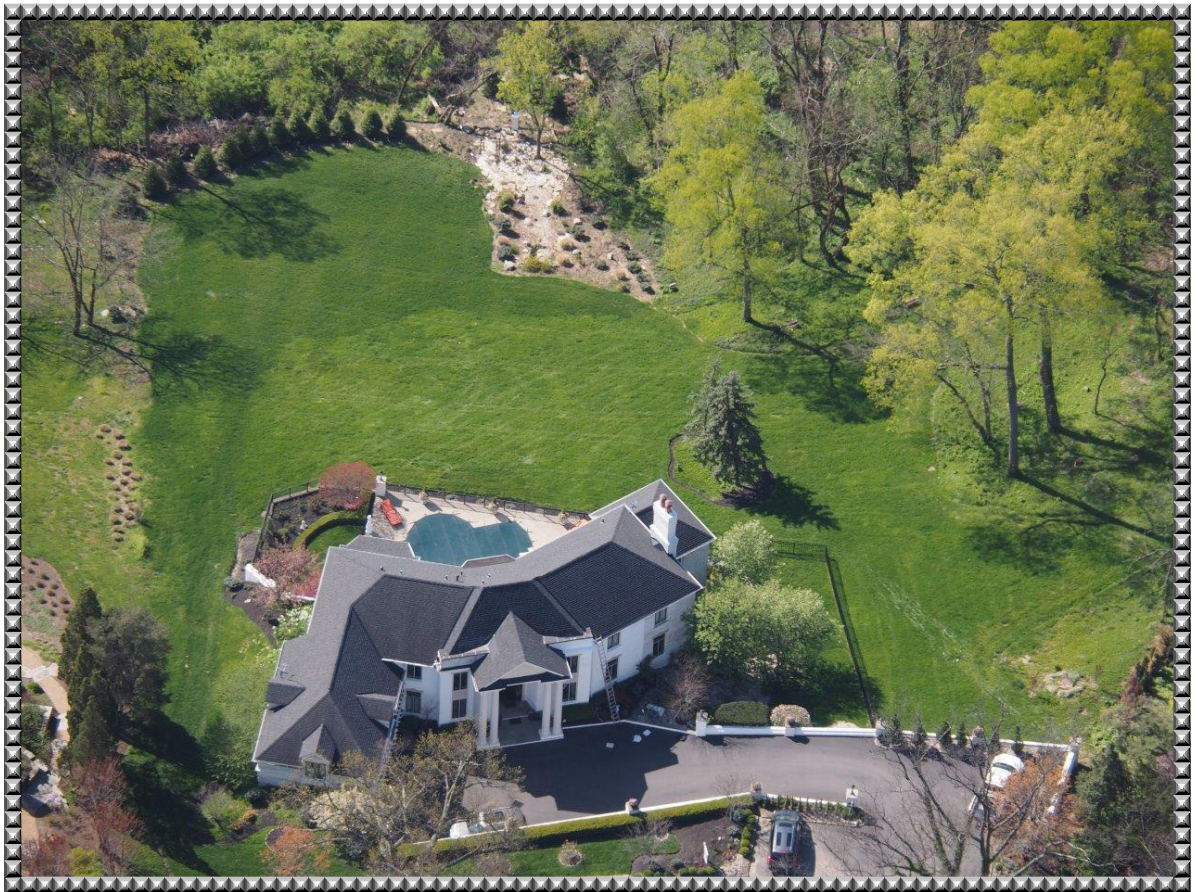
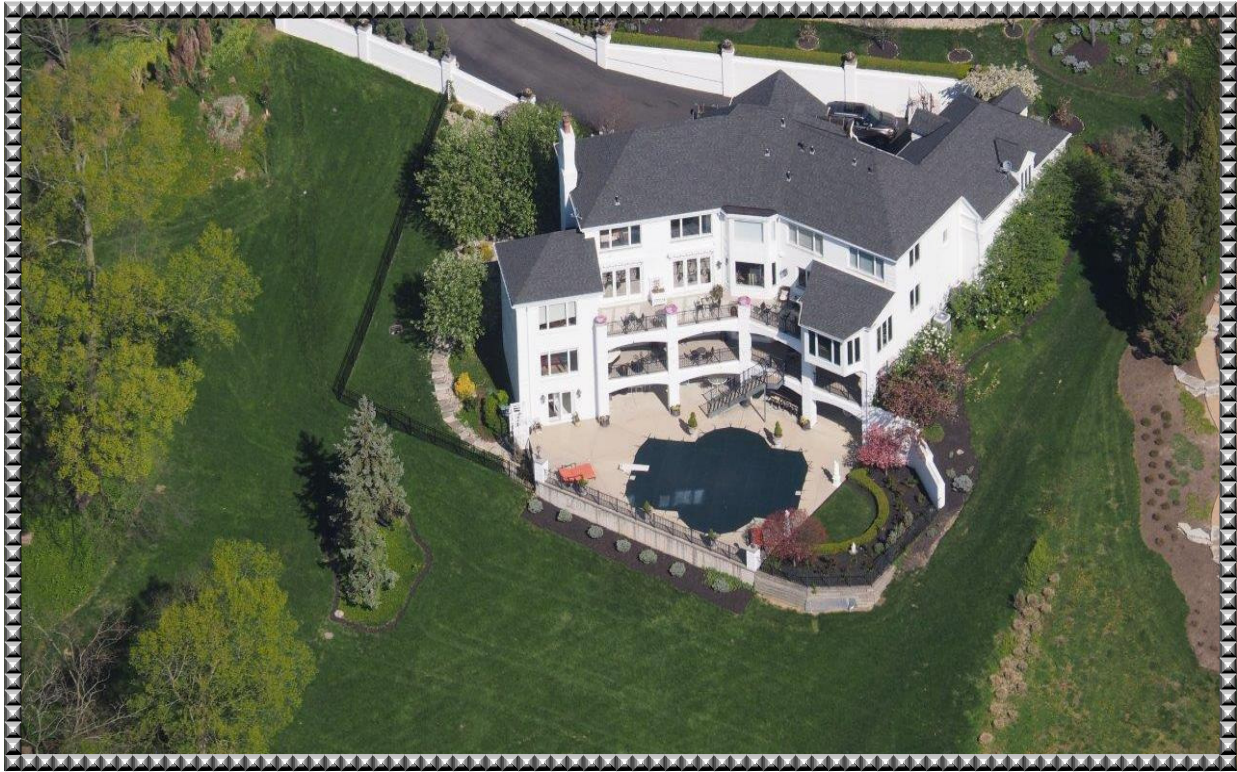


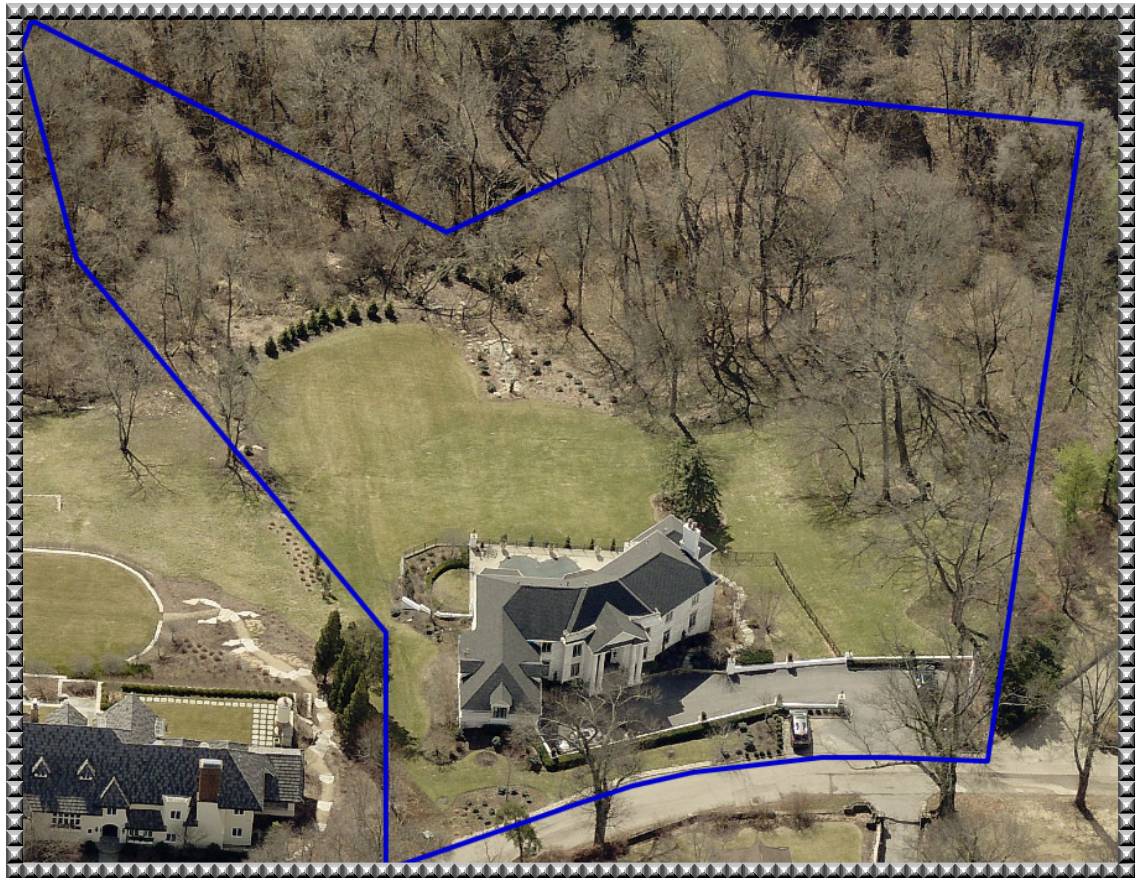












**6 Bedrooms, 6 Full + 2 Half Baths,
Pool Cabana with full bath & dressing room**

Entry	16 x 7	Level 1
Living/Great Room	27 x 25	Level 1
Dining Room	15 x 12	Level 1
Kitchen	27 x 13	Level 1
Breakfast Room	16 x 14	Level 1
Family Room	27 x 25	Lower Level
Study	16 x 14	Level 1
Fitness Room	16 x 14	Lower Level
Bedroom	15 x 13	Lower Level
Laundry Room	20 x 7	Level 1
Master Bedroom	25 x 25	Level 2
Bedroom 2	16 x 12	Level 2
Bedroom 3	15 x 13	Level 2
Bedroom 4	15 x 13	Level 2
Bedroom 5	15 x 10	Level 2