

"LANTERN BRIDGE"



FAMILY COMPOUND ON 2.5+ ACRES

8020 Elbrecht Drive, Montgomery, OH 45242

Open House Dates:

Saturday, May 8 2:00 - 4:00 & Thursday, May 13 5:00 - 7:00

*N*ow more than ever...are you craving security, privacy and room to roam? Oh! But convenience, playmates for children, & excellent schools are also important. Impossible? Almost. Except this rare and exceptional 9394 (3441 in the lower level) Square Foot Custom Built & Restored Legacy Home on over 2.5 acres in the Heart of Montgomery. The list of special features is endless from kitchen to wine cellar (please see attached). Since purchase, the sellers have improved the property with every custom feature with a \$1,000,000 construction budget; we have attached the list. You deserve the First Floor Master Retreat with Spa Bath opening to the Outdoor Vaulted Veranda featuring a gas lit fireplace. Your Guests & Children will enjoy the four separate ensuite bedrooms. The Wine Cellar & Tasting Room know no equal. Rare and ready to go.

ADDRESS: 8020 Elbrecht Drive
SUBURB: Montgomery
LOT SIZE: 2.562 Acres
SEMI-ANNUAL TAX: \$13,612.51
EASEMENTS: Of Record
RESTRICTIONS: Of Record
STYLE: Traditional

AGE: 1999 | 2011 | 2017
CONSTRUCTION: Stone, Brick & Cedar
FOUNDATION: Poured
BASEMENT: Full
ROOF: Shingle
EVEN BILLING: \$405.00
HEAT: Gas

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

Quoting: \$2,150,000

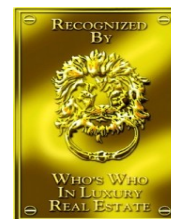


**GLOBAL
LUXURY**



COLDWELL BANKER REALTY

OWNED & OPERATED BY NRT, INC.



Exclusively Represented By: Gail S. Coughlin
Email: gail@gcoughlin.com ***Direct: 513-604-1731***
Photos available at: www.gcoughlin.com