

## LUXURIOUS IVY HILLS LIFESTYLE



### PIÈCE DE RESISTANCE!

*Rarely do we have the opportunity to offer the truly exceptional property! Situated on a very special & level Ivy Hills Course lot...densely landscaped on the 17<sup>th</sup> Hole Tee Box...this handsome Transitional offers approximately 6000 square feet of pure luxury! Eye-popping Millwork, polished marble foyer with sweeping staircase, granite kitchen with warm Hearth Room & fireplace, light filled 4 Seasons Room, richly paneled Library, dramatic Family Room with Great Room character of Palladian windows & soaring ceilings, gracious Living Room, Media Room, Billiard Room! You'll love the Pella Wood Windows, Bay Window Towers, Waterfall Terrace, and more! Live the "Good Life" everyday!*

ADDRESS: 3410 Ivy Hills Blvd  
SUBDIVISION: Ivy Hills  
SUBURB: Anderson Township  
LOT SIZE: 120 x 158 irr  
SEMI-ANNUAL TAX: \$2,377  
EASEMENTS: Of Rec  
RESTRICTIONS: Of Rec  
STYLE: Traditional

AGE: 1993  
CONSTRUCTION: Brick  
FOUNDATION: Poured  
BASEMENT: Full  
ROOF: Shingle  
EVEN BILLING: \$152.00/mth avg  
HEAT: Gas

COOLING: Central Air  
ELEM: Mercer  
HIGH SCHOOL: Turpin  
PELEM: Immaculate  
PHIGH: McNicholas  
WATER: Public  
SEWER: Public

All information is believed to be accurate but not guaranteed

**QUOTATION: \$ 790,000**

**MLS# 784814**

**ONE PLACE# 985-1111 enter 67996**



*Exclusively represented by: Gail Coughlin*

*Cell: 604-1731 Voicemail: 513-483-4569*

*Visit us at [www.gcoughlin.com](http://www.gcoughlin.com)*