

# *SOUTH OF THE SQUARE*

*3704 PETOSKEY AVE*



*FAMILY FIRST COMFORTS  
Mariemont Exemplary Schools*

*This "Vintage Tudor Cottage" is the answer for your busy family. Walk to School, Swim Club, Shopping & Graeter's. Plenty of room to roam in the 150 foot deep level lot with easy access to the lower level Playrooms. Updated & fresh décor complements the solid good looks of the period home from oak hardwood to arched openings, and open living "Flex" Floor Plan.*

ADDRESS: 3704 Petoskey Ave  
SUBURB: Mariemont  
LOT SIZE: 0.176 Acres  
SEMI-ANNUAL TAX: \$1,922.18  
EASEMENTS: Of Record  
RESTRICTIONS: Of Record  
STYLE: Village

AGE: 1938  
CONSTRUCTION: Brick  
FOUNDATION: Poured  
BASEMENT: Full  
ROOF: Shingle  
EVEN BILLING: \$215  
HEAT: Gas, Forced Air

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

**Quoting: \$293,000**

**MLS# 1090741**

**One Place: 985-1111 # 5214**



**Exclusively Represented By: Gail S. Coughlin**  
Voice Mail: 247-6731 Home: 871-6885 Mobile: 604-1731  
Photos available at: [www.gcoughlin.com](http://www.gcoughlin.com)



**COLDWELL BANKER WEST SHELL**

OWNED & OPERATED BY NRT, INC.



*Village of Mariemont*



*Dogwood Park*



***Light, Bright,  
& Airy***

***Friendly  
Breakfast Bar***



*Village of Mariemont*



*Dogwood Park*

***Family  
Great Room!***



***Lower Level  
Theater Room!***

*Village of Mariemont*



*Dogwood Park*



***Deep, Fenced  
Lot!***

***English Cottage  
Charm***



*Village of Mariemont*



*Dogwood Park*

# ***Mariemont***

## **AN INTRODUCTION**

Recognized internationally as a premier example of town planning, Mariemont is characterized by tree-lined streets, beautifully cared-for homes, outstanding village services and facilities, and a unique sense of community. Residents of all ages appreciate the convenience Mariemont provides: businesses on the Square, the municipal pool, tennis courts, schools, parks and ball fields can all be reached on foot or by bicycle. Mariemont homes vary in style and size to include Cape Cods, Tudors, cottage bungalows, pillared colonials and stately traditionals. The Village is ably served by full-time police and fire departments, as well as a mayor and council selected through a Town Meeting process. The award-winning Mariemont School District enhances the enduring appeal of the Village and strengthens every home investment.

## **MARY EMERY'S DREAM**

Prior to World War I and at the direction of businesswoman and philanthropist Mary Emery, town planner John Nolen initiated studies regarding the planned village which was eventually to become Mariemont. In addition, many of the finest architects in the country—from Cincinnati, Boston, New York and Philadelphia—were engaged to design separate but harmonious homes, group-houses and public buildings. The resulting variety reflected the basic goal of this planned community: to serve the needs of people from all walks of life. Ground-breaking did not occur until 1923, and in 1926 construction of its first structure, the Memorial Church, was completed. Of English Norman design and often dubbed “the architectural gemstone of the Village,” the church is crowned by a stone roof that was brought from England, where it originally sheltered a 14th-century tithe barn. In 1941, the Village was incorporated to avoid annexation to the city of Cincinnati and preserve its singular identity and appeal.

## **GETTING INVOLVED!**

If you choose, there are always plenty of ways to stay active while contributing to the enduring excellence of Mariemont. Among the opportunities are:

- PTO
- Pre-school Parents
- Kindervelt #54
- Scouting
- Village government
- Recreation Association
- Garden Club
- Swim Association
- *Town Crier* monthly newspaper
- Tennis Association
- Kiwanis
- Mariemont Players
- Mariemont Preservation Foundation