

Listings as of 06/26/12 at 5:09pm

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Active

[S1315686p+vt](#)E06KW 5637 Whetsel Ave **Unit#** Subu Kenwood **LP\$** 209,900
City/Municip Columbia Twp **Cnty** Hamilton **State** OH **Zip** 45227
Subd Kenwood **Twp** Columbia

Rooms 9 **Bedrms** 3 **Baths** 2-0



Family Rm	Y	BedRm Lev1	Y
Formal Din	Y	BthRm Lev1	Y Full
Type	Single Family	Bsmt	Full
Lev	1 Story	Garage	2 Attached, Front
Arch	Ranch	Parking	Driveway
Const	Vinyl	Firepl	1 Wood, Brick
Found	Block	Gas	Natural
Roof	Shingle	Water	Public
Windows	Insulated, Vinyl	Sewer	Public
Heating	Electric, Forced Air	Zoning	Residential
Cooling	Central Air	Sa-Tax	1237.00
Age	87	TxRate	of record
New	No Existing Structure	Asmnt	of record
Lot	Irregular	Occupy	At Closing
Acresage	1.080	Transp	
Lev Condo	HOA Fee No	School	Cincinnati City SD
HOA Amt\$	N/A	District	Call SD 513-363-0000

[Click here for Additional Information](#)
[See Virtual Tour](#)

Kenwood to Whetsel. Corner of Whetsel & Wind

Open House

Date **Time** **Auction** N **Disability Access** No
TaxID 520-0214-0105-00 **Other** 5200214008500 **Spec Fin** N

This Listing Courtesy of Prudential One Realtors

Like the Unique? Well maintained home. New roof & siding-1/10, New carpet, flooring & paint-5/10. Large 54x18 deck with City & tree views. 1st floor study. Dbl Parcel over 1 acre provides a private feel. Whole House Inspection completed

	Dim	Lev	Features
Entry	6 X 17	1	Laminate Floor
Living/Great	17 X 13	1	Laminate Floor
Dining	14 X 13	1	Laminate Floor
Kitchen	10 X 13	1	Laminate Floor, Wood Cabinets
FamRm	21 X 11	L	Wall-to-Wall Carpet, Skylight
Study	13 X 11	1	
MasterBd	12 X 17	1	Wall-to-Wall Carpet, Skylight
BedRm2	11 X 14	1	
BedRm3	10 X 11	1	
Bath #1	Full	1	Tub w/Shower
Bath #2	Full	L	
			Trees Partial Wooded

Basement Finished
Applia Oven/Range, Dishwasher, Garbage Disposal, Refrigerator, Dryer, Washer
Inside Vaulted Ceiling, Recess Ceiling
Miscel Ceiling Fan, Security System
Views Woods, City
Outside Deck, Porch, Wooded Lot
Land Desc 1 to 4.9 Acres
Builds Storage Shed

This listing is Active - Report Prepared by



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Imagine waking up each and every morning to the sounds of nature and the peaceful ambiance that sets this dynamic home apart. It suggests a relaxed lifestyle that is peaceful and uncomplicated. The present owner has lovingly and masterfully refinished this home without losing the character and warmth of its original design.



The exterior has been cared for and updated with new siding, a new roof, and new gutters with leaf guards.



With the many trees on this large parcel and its distance from the road, you feel the privacy that you can escape to after a long week. The property also offers a two car garage.

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Enjoy the winters cozy in front of the fireplace, looking into the beautiful wooded area in the back and soaking in all the natural light that pours in from the large windows and skylights.



Natural light pours in the house from most every room. The many windows and skylights throughout the house make it feel open to the outside. With the many trees providing ample shade to the property, crack open the many windows, enjoy the breeze while saving on cooling costs in the spring and fall.



The spacious open dining area allows for entertaining of large groups.



Fully equipped kitchen that boasts beautiful 42 inch cherry cabinets opens up to the dining room, perfect for the family dinners and parties.

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Wonderful study with gleaming hardwood floors walks out to the deck and tress. The many well-finished details in the house such as the hardwood floors and the unique glass on sliding door give this home a charm and character that set it apart.



Three comfortable bedrooms and a full bath complete the first floor.



The finished lower level offers a large family room, full bath, and a dedicated laundry room downstairs gives you the privacy and flexibility to clean, fold, and close the door to forget that there's always more.



Natural light pours in from this sliding door, one of many ways to access the wrap around deck. This one walks out from the dining area.

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the 3rd of the bedrooms with natural light and storage.



Great view from the back deck!



Entertain friends and family or take in the peaceful breeze relaxing on this extensive wrap around deck with city and wooded views.



Move in today.