

# A Classic Beauty



## 1100 Rookwood Drive

*Considered one of Cincinnati's most beautiful private properties, 1100 Rookwood exemplifies Classic French Norman Architecture. It's evocative beauty on the most elevated site in the area captures the attention of even the most casual passer by. This is an exception to the usual massive stone, imposing & masculine area architecture. A soft and light filled airy home with full length shuttered windows, French doors, solarium garden room, atrium dining, and grande hall entrance, it is everything you hoped it might be... graceful, warm, and livable...but most of all a treasure for all who know its charm!*

ADDRESS: 1100 Rookwood  
SUBURB: Hyde Park  
LOT SIZE: .85 acres  
SEMI-ANNUAL TAX: \$13,450.00  
EASEMENTS: Of Record  
RESTRICTIONS: Of Record  
STYLE: French Norman

AGE: 1926  
CONSTRUCTION: Stucco  
FOUNDATION: Poured  
BASEMENT: Full  
ROOF: Slate  
EVEN BILLING: \$843/mth quarterly  
basis (\$207/mth CH)  
HEAT: Gas, Hot Water

COOLING: Central Air  
ELEM: Hyde Park  
HS: Walnut Hills  
PElem: Summit/Choice  
PHigh: Summit / Choice  
WATER: Public  
SEWER: Public

**Quoting: \$3,200,000**



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*Simply Beautiful*



## *The Artistry of Light*







*Morning Room*



*Girlfriends!*





## *The Gentleman's Retreat*



*A Never Leave Feeling!*





*Good Morning World!*



*Details are the Difference*



*Carriage House*

