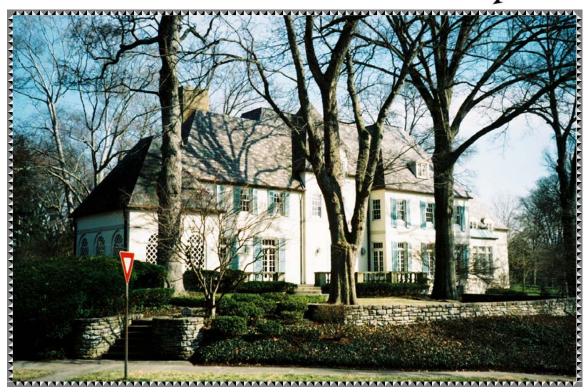
# A Classic Beauty



## 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



Exclusively Represented By: Gail S. Coughlin Voice Mail: 247-6731 Home: 871-6885 Mobile: 604-1731 Photos available at: <u>www.gcoughlin.com</u>



COLDWELL BANKER WEST SHELL OWNED & OPERATED BY NRT, INC.

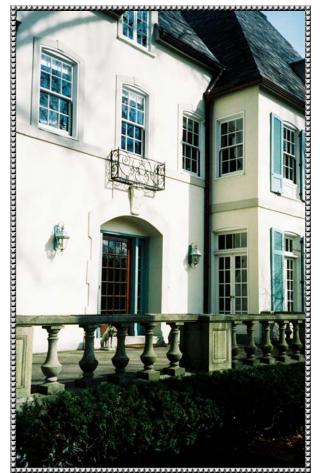


Laughter Fills the Air



#### Simply Beautiful





## The Artistry of Light







## Morning Room



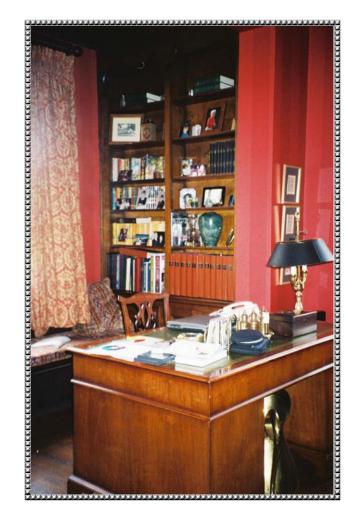






#### The Gentleman's Retreat





#### A Never Leave Feeling!





#### Good Morning World!





#### Details are the Difference



#### Carriage House

