

TUXEDO COTTAGE



VILLAGE OF MARIEMONT

6993 Wooster Pike

Myers Y. Cooper built two owner gem in the heart of the Square! An enchantment in simplicity with over \$80,000 of designer finishes in the last twelve months. Enjoy state of the art kitchen, baths, & electronic access, gated garden, and cascading flower boxes! An award winning community, Mariemont offers an unparalleled quality of life...walk to parks, gardens, restaurants, theatre, library, bus line, with the very finest security & schools! Life is good at Tuxedo Cottage.

ADDRESS: 6993 Wooster Pk
SUBURB: Mariemont
LOT SIZE: 95.41 X 68.84 Irr
SEMI-ANNUAL TAX: \$2,449.31
EASEMENTS: Of Record
RESTRICTIONS: Of Record
STYLE: Traditional

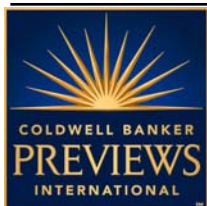
AGE: 49
CONSTRUCTION: Brick, Wood
FOUNDATION: Block
BASEMENT: Full
ROOF: Shingle
EVEN BILLING: \$164
HEAT: Gas, Forced Air

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

Quoting: \$350,000

MLS#1077311

One Place: 985-1111 #5258



COLDWELL BANKER WEST SHELL

OWNED & OPERATED BY NRT, INC.



Exclusively Represented By: Gail S. Coughlin
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Village of Mariemont



Dogwood Park

***Warm, Open, and
Welcoming!***



Celebrate!

Village of Mariemont



Dogwood Park



***Fresh, New, and All
White!***

***Hardwood and
Plantation Shutters!***



Village of Mariemont



Dogwood Park



***Curl Up With a Book
and Relax!***

***Alfresco Dining
in Style!***



Village of Mariemont



Dogwood Park

***Storage and
Function!***



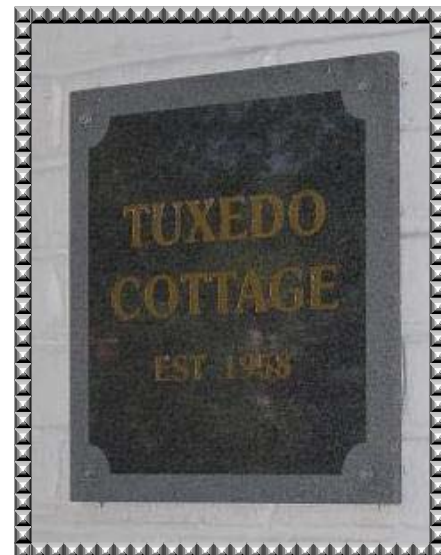
***Virgin Hardwood
Finishes***

Village of Mariemont



Dogwood Park

From the Very First ...



... a Very Special Home!

Village of Mariemont



Dogwood Park

It Takes a Village!



Simple and Charming!

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