

# *WHERE LIFETIME FRIENDSHIPS BEGIN*



## *A Federal Classic by Steinkamp & Nordloh 2963 Alpine Terrace*

How many times have you heard “this was the Johnson’s and that was the White’s house” Alpine stories? As it goes, the aura of good times and cherished friendships seems to be a “deeded right” here. The roots are deep and generations return to Legacy Homes. Offered for the first time in a generation, 2963 Alpine is no exception. The updated 3,634 square feet of space includes updated kitchen & baths, four bedrooms plus a bonus playroom, finished lower level, center hall entry with turned staircase, and large park like lot are exceptional. Original blueprint plans are available. Rare and loved we welcome your interest.

ADDRESS: 2963 Alpine Terrace  
SUBURB: Mt. Lookout  
LOT SIZE: 0.545 Acre  
SEMI-ANNUAL TAX: \$5,746.22  
EASEMENTS: Of Record  
RESTRICTIONS: Of Record  
STYLE: Traditional

AGE: 1964 Updated 1997/2002  
CONSTRUCTION: Brick  
FOUNDATION: Concrete Block  
BASEMENT: Full  
ROOF: Shingle  
EVEN BILLING: \$324.00  
HEAT: Gas

COOLING: Central Air  
ELEM: Cincinnati City SD  
HS: Cincinnati City SD  
PElem: Choice  
PHigh: Choice  
WATER: Public  
SEWER: Public

**Quotation: \$725,000**



**Exclusively Represented By: Gail S. Coughlin**  
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