

*DOUBLE YOUR PLEASURE!
CHOOSE EITHER OR BOTH*



Portofino at the Kingston House!

*Terraced Portofino style in the Ohio River Valley enjoying an expansive 50' balcony overlook are two complete condos...each fully equipped and self sufficient with a reported 1200 SF of living space. Together they offer superb flexibility for entertaining, guests, and home office. Separately they offer optimal spaces for carefree living at **real value price**. Offered together at \$475,000 or individually as Unit3A @ \$235,000, or Unit4A @ \$265,000! The Kingston House common areas include an "Outdoor Party Room" with scenic overlook, grill, and an exquisite outdoor terrace with pool. The ultimate in relaxation and pampered living!*

ADDRESS: 415 Bond Place 3A+4A
SUBURB: Walnut Hills
LOT SIZE: Condo
SEMI-ANNUAL TAX: 3A- \$1,195.00
4A- \$1,229.00
EASEMENTS: Of Record
RESTRICTIONS: Of Record

AGE: 26
CONSTRUCTION: Stucco
FOUNDATION: Poured
BASEMENT: None
ROOF: Built-Up
EVEN BILLING: \$80/ month/ each unit
HEAT: Gas / Forced Air

COOLING: Central Air
ELEM: Cincinnati City SD
HS: Cincinnati City SD
Condo Fee: 3A- \$571.07
4A- \$577.01
WATER: Public
SEWER: Public

3A Quoting: \$235,000
4A Quoting: \$265,000

MLS# 1090961
MLS# 1090963

One Place: 985-1111 # 5246
One Place: 985-1111 # 5266

BUY BOTH TOGETHER: \$475,000



Exclusively Represented By: Gail S. Coughlin
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Photos available at: www.gcoughlin.com



COLDWELL BANKER WEST SHELL

OWNED & OPERATED BY NRT, INC.





*Expansive
View
Terraces!*





*Main Level
Kitchen*



Party Room



*Party Room
Bar*



*Jacuzzi
Master*



*Master
Suite*



*Great
Room*