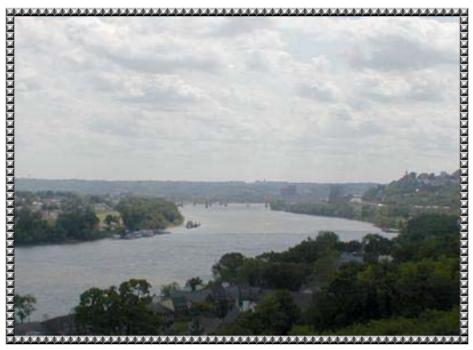
DOUBLE YOUR PLEASURE! CHOOSE EITHER OR BOTH



Portofino at the Kingston House!

I erraced 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 (a) \$235,000, or Unit4A (a) \$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

3A Quoting: \$235,000

4A Quoting: \$265,000

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 WATER: Public

HEAT: Gas / Forced Air

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

SEWER: Public

MLS# 1090961 One Place: 985-1111 # 5246 MLS# 1090963 One Place: 985-1111 # 5266

BUY BOTH TOGETHER: \$475,000



Exclusively Represented By: Gail S. Coughlin Mobile: 604-1731 Voice Mail: 247-6731 Home: 871-6885

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