

# ENJOY THE COMFORTS OF MARIEMONT!



## 6955-6957 CAMBRIDGE...VALUE IN A HIGH PRICED WORLD! *Security, Schools, Swim Club, Holidays, Square*

*Exceptional opportunity to capitalize your savings while enjoying one of our finest area communities. Imagine reducing your monthly payment by your rental income of up to \$600.00 each and every month! With 10% down, a \$525.00 principal and interest **net after debt** payment is possible! Updated throughout with separate utilities, this vintage cottage charmer offers hardwood floors, light filled spaces, open kitchen-hearth rooms, and lovely lot in the Mariemont School District! Real Simple...very smart!*

ADDRESS: 6955-6957 Cambridge  
SUBURB: Mariemont  
LOT SIZE: .113 acres  
SEMI-ANNUAL TAX: \$1,535.63  
EASEMENTS: Of Record  
RESTRICTIONS: Of Record  
STYLE: Traditional

AGE: 78  
CONSTRUCTION: Aluminum  
FOUNDATION: Block  
BASEMENT: Full  
ROOF: Shingle  
EVEN BILLING: \$200 & \$142 /mth  
HEAT: Gas

COOLING: Central Air,  
Window Unit  
ELEM: Mariemont SD  
HS: Mariemont SD  
PElem: Choice  
PHigh: Choice  
WATER: Public  
SEWER: Public

**Quoting: \$184,900**

**MLS# 1130158**

**One Place: 985-1111 # 5283**



**Exclusively Represented By: Gail S. Coughlin**  
Voice Mail: 247-6731 Home: 871-6885 Mobile: 604-1731  
Photos available at: [www.gcoughlin.com](http://www.gcoughlin.com)



**COLDWELL BANKER WEST SHELL**

OWNED & OPERATED BY NRT, INC.







*Porches and Summertime Make Neighborhoods!*









*Large Level Rear Garden!*





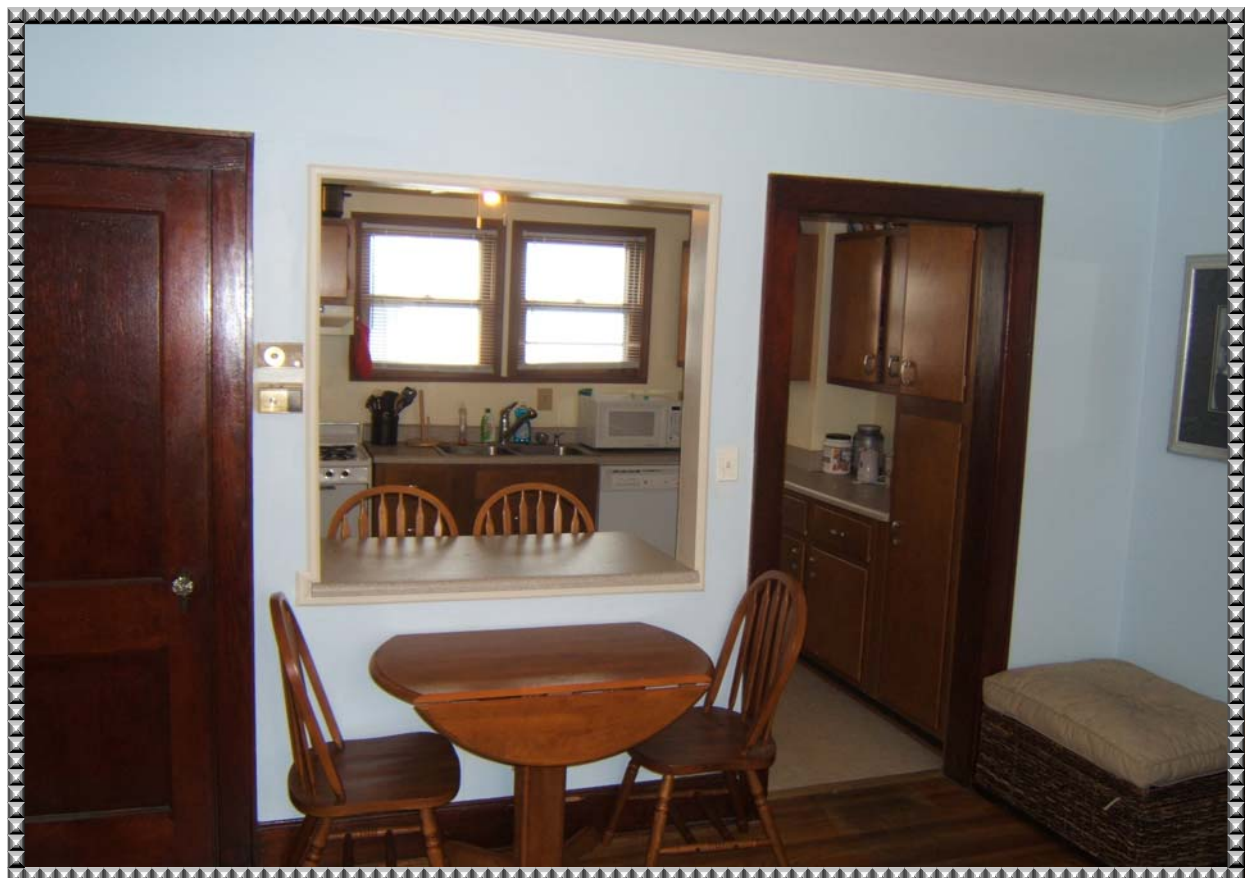


*Hardwood, French Doors, and Arched Openings Are Special!*





*Enjoy Open Spaces!*







*Old Fashioned Charm!*

