

RIVERSBEND TOURNAMENT PLAYER'S CLUB



5190 Emerald View Drive

INCREDIBLE NEW PRICE

Named in the Top 10 Best New Private Courses in America, Riversbend was designed by Arnold Palmer & Palmer Course Design, and operated by the PGA Tour. It's paradise...enjoy the everyday experience of our area's only world class Tournament Player's Club! This Par 72, 7180 Yard course is your back yard! Live with glass walls framing 11th fairway views from most angles in this spectacular 4,139 SF Chrisman Custom Design! Enjoy a working paneled library, expansive view verandas, one floor livability, separate guest quarters, and lock up an leave convenience. Award winning Club House and Fitness Center complete the rewarding experience of The Fairways!

ADDRESS: 5190 Emerald View
SUBURB: Maineville
LOT SIZE: 0.2479 Acres
SEMI-ANNUAL TAX: \$5,469.19
EASEMENTS: Of Record
RESTRICTIONS: Of Record
STYLE: Traditional

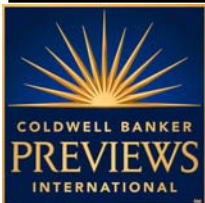
AGE: 2007
CONSTRUCTION: Brick
FOUNDATION: Poured
BASEMENT: Full
ROOF: Shingle
EVEN BILLING: \$246
HEAT: Gas

COOLING: Central Air
ELEM: Little Miami SD
HS: Little Miami SD
PElem: Choice
PHigh: Choice
WATER: Public
SEWER: Public

Quoting: \$795,000

MLS# 1123880

One Place: 985-1111 #5263



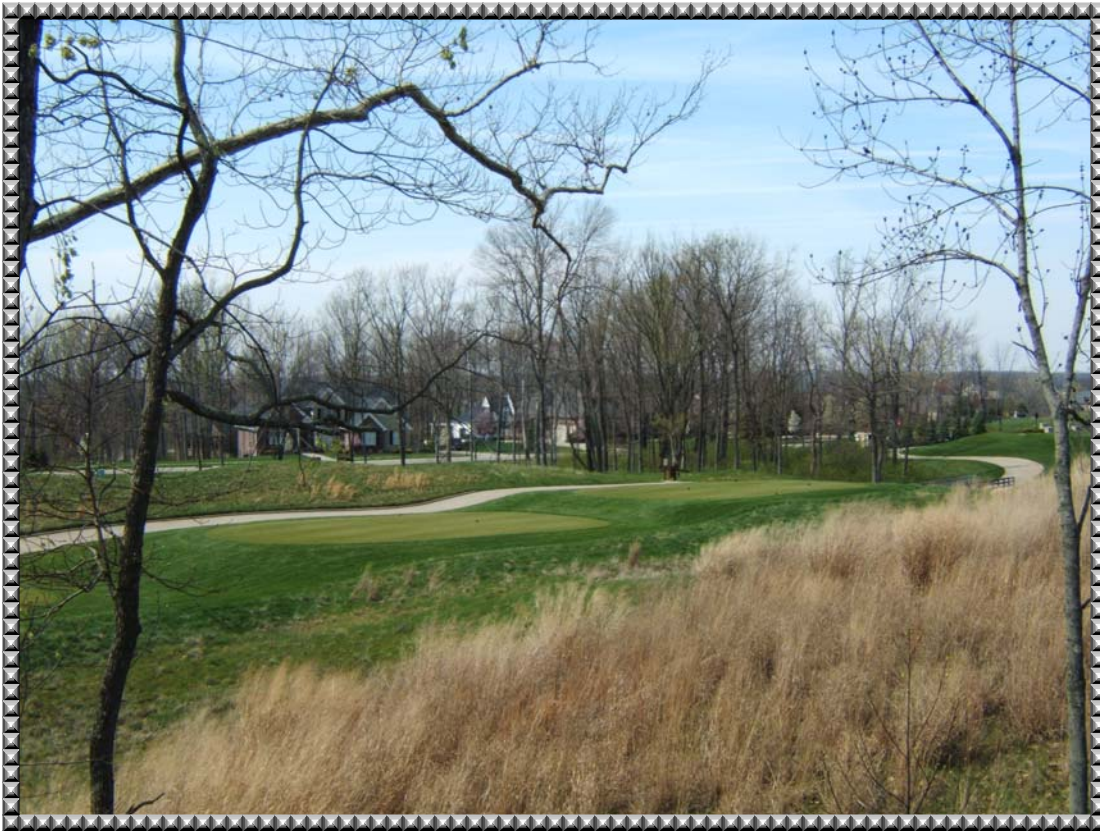
Exclusively Represented By: Gail S. Coughlin
Voice Mail: 247-6731 Home: 871-6885 Mobile: 604-1731
Photos available at: www.gcoughlin.com



COLDWELL BANKER WEST SHELL

OWNED & OPERATED BY NRT, INC.





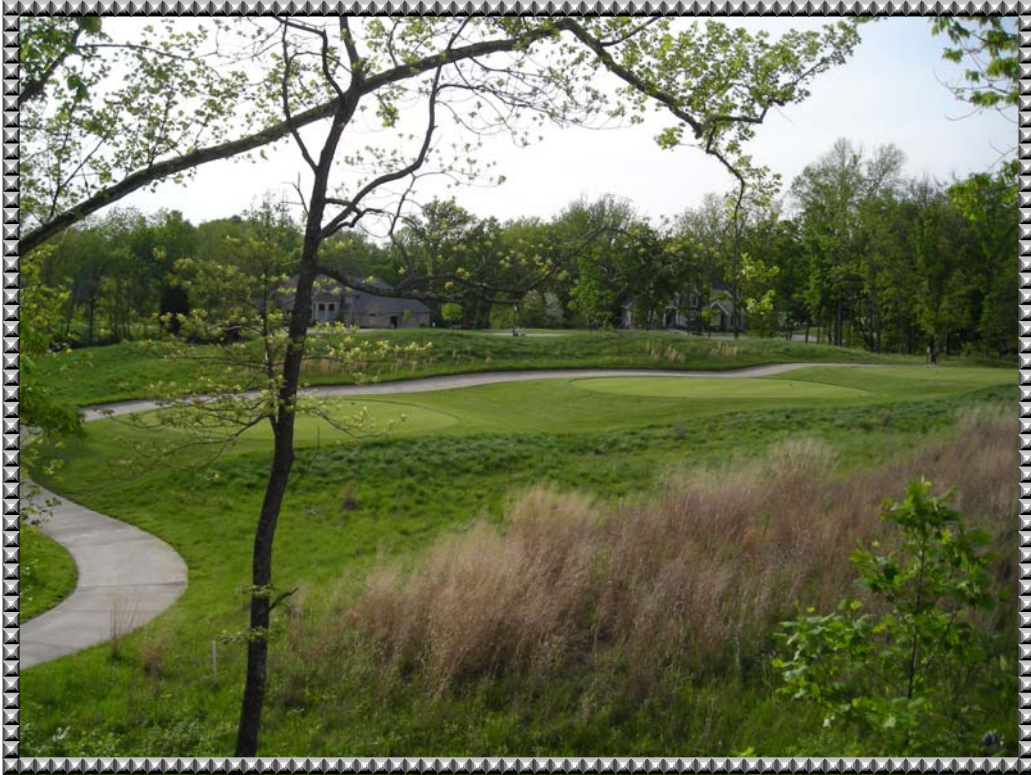
Arnold Palmer's 537 yard Par 5 is yours to own!



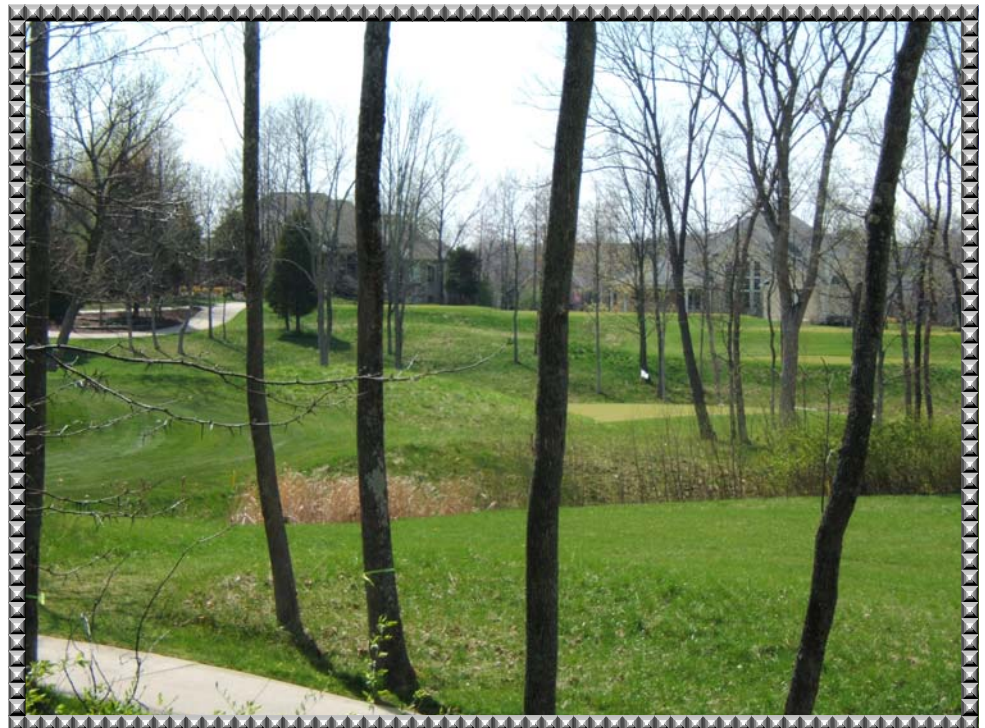


*Views from Verandas
& Expansive
Window Walls!*





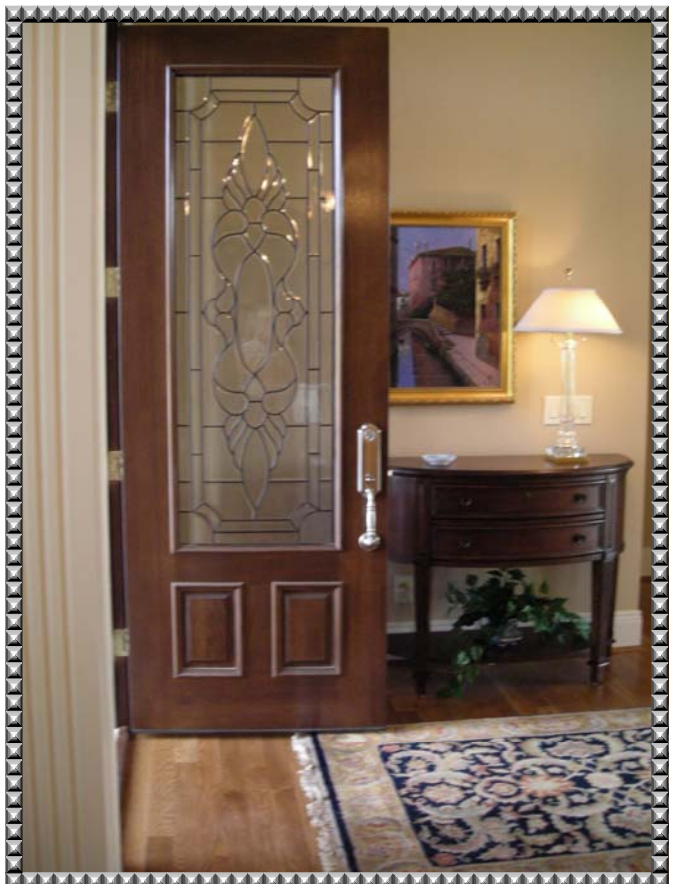
Resort Living 24/7!





Welcome Home!

Leaded Glass Penache!





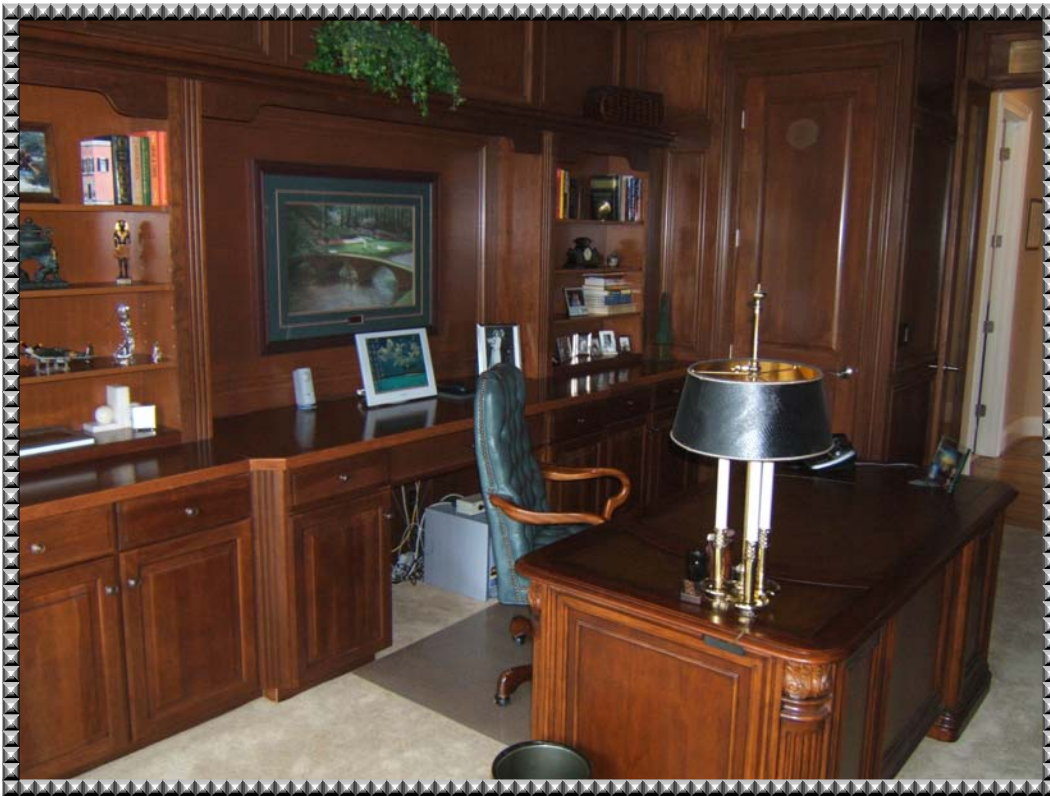
*Exquisite Open
Randy Travis Design
and Chrisman
Execution!*





Open View Living Spaces Showcase Notable Millwork!



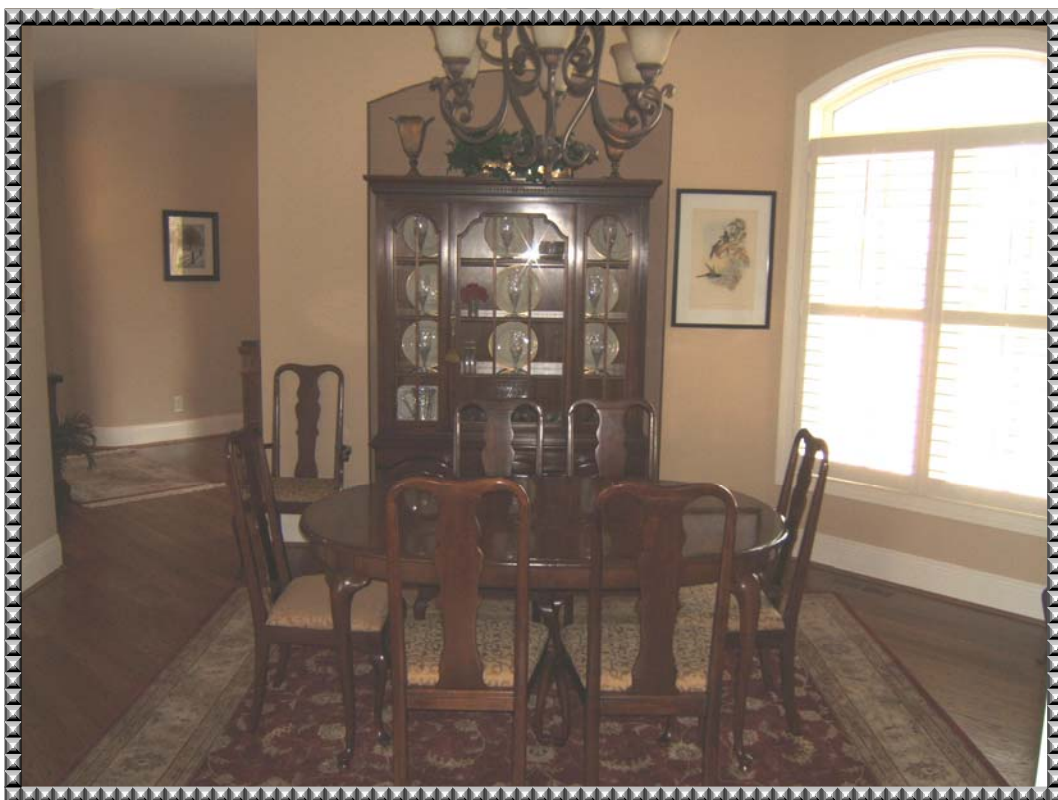


*Be the Envy of
any Mogul*



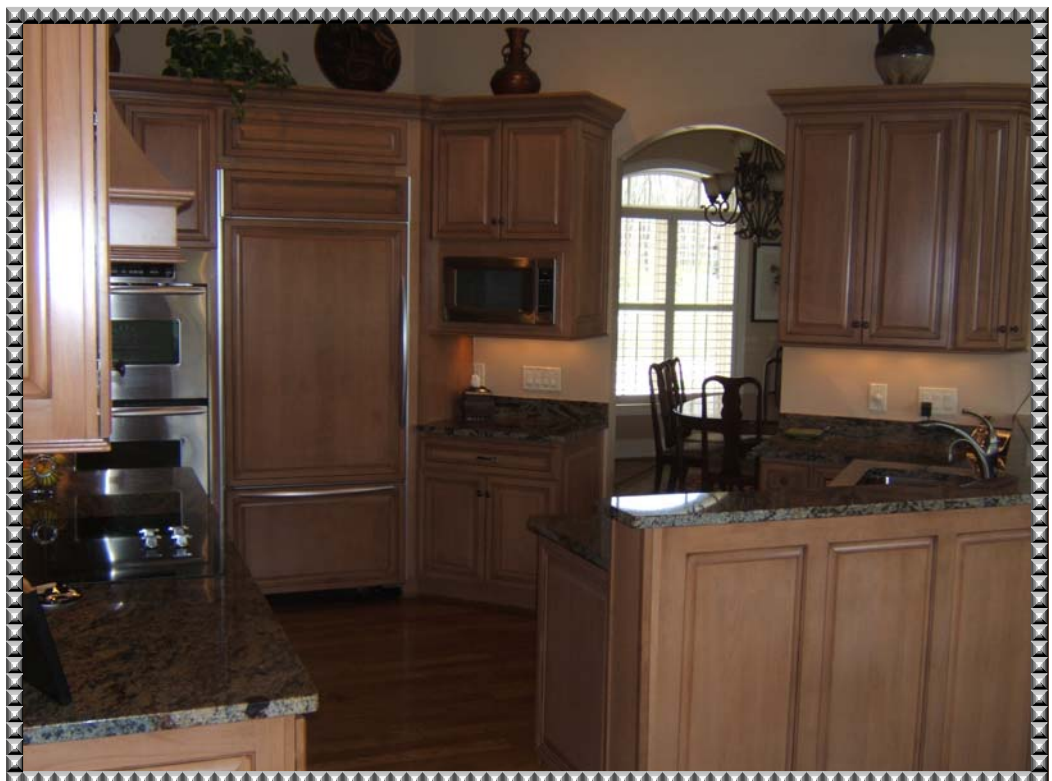


Entertain in Style!



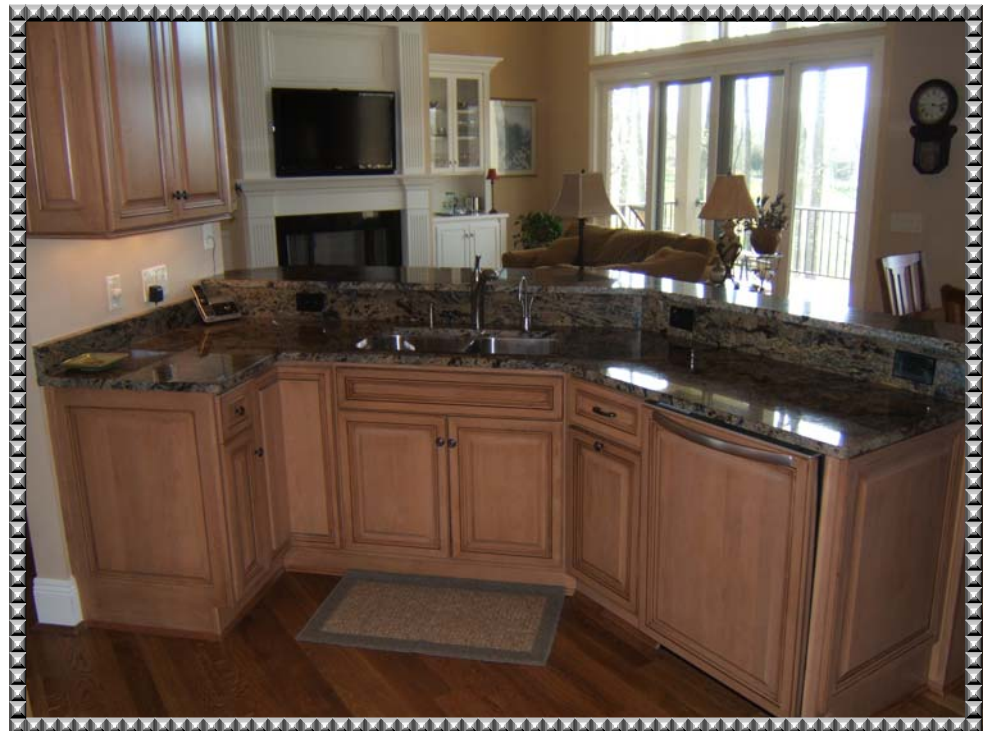


Granite Showcase Kitchen!



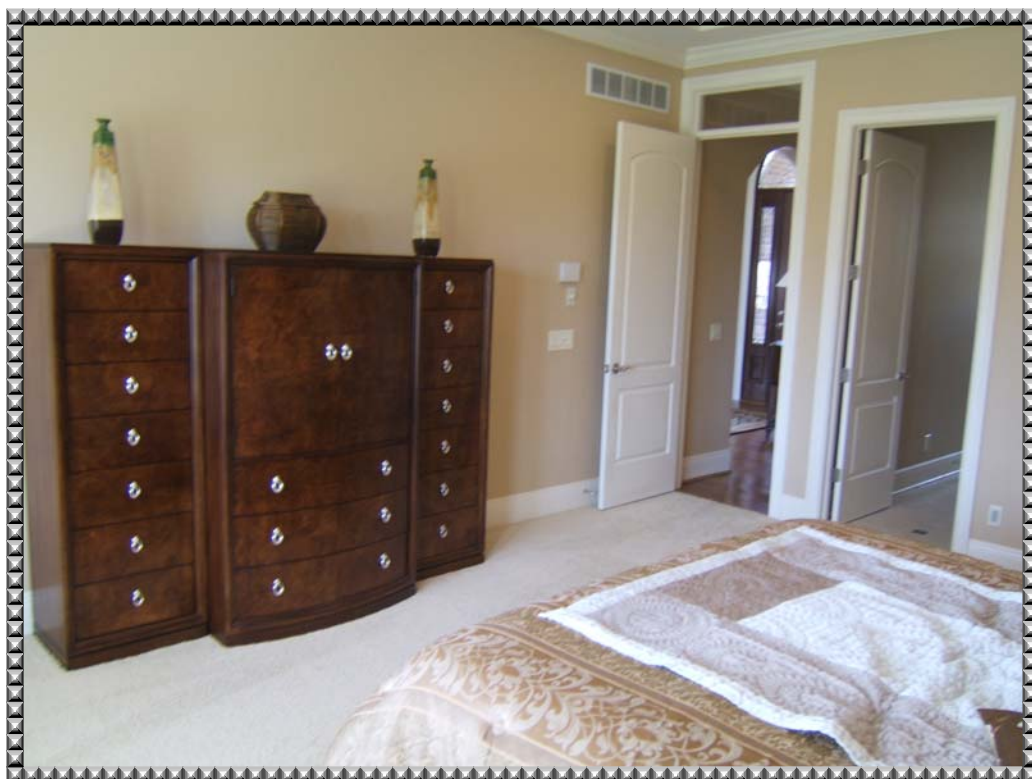


*Casually Elegant with
Open Veranda View Terraces!*





Master Suite Opulence!





***Ultra Master
Bath!***





Walk out Lower Level

Party Entertainment Spaces

