

# A GEORGETOWN PRESENCE

## A Stroll to the Square's Shoppes & Dining



### **OUR FINEST PRIVATE LANE** **197 Green Hills Road**

Longing for “Real Simple” Style in the right location? Turn the key on your architectural response.

Green Hill's Gatsby Era Architect has created a masterful version of the livable Mini-Estate. We love the abundant Entertainment Terraces with French Doors opening to Sunlit Interior Spaces, the Front/Back Staircase Center Hall Design, the Master Sitting Room with Rookwood Fireplace, the Third Floor Retreat, the Gated Gardens, the Private Lane! You will appreciate the updates from Baths to Kitchen, from Polished Hardwood to Rookwood Restoration and the Value Price! A Real find in today's market.

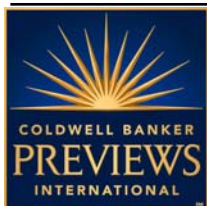
ADDRESS: 197 Green Hills Rd  
SUBURB: Hyde Park  
LOT SIZE: 0.265 Acres  
SEMI-ANNUAL TAX: \$6,313.72  
EASEMENTS: Of Record  
RESTRICTIONS: Of Record  
STYLE: Traditional

AGE: 1923  
CONSTRUCTION: Stone, Stucco  
FOUNDATION: Poured  
BASEMENT: Full  
ROOF: Slate  
EVEN BILLING: \$599  
HEAT: Gas, Forced Air

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

**Quoting: \$998,000**

**MLS# 1187604**



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

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**Photos available at: [www.gcoughlin.com](http://www.gcoughlin.com)**



**COLDWELL BANKER WEST SHELL**

OWNED & OPERATED BY NRT, INC.





*Sweeping Lawns & French Door Terraces*





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*Sweeping Lawns & French Door Terraces*





*Sunlit Spaces Open to  
Beautiful Vistas*





*Grilling Deck for the Cook*





*Polished Hardwood, Millwork Superlatives, & Candle Light.*





*Comfortable Elegance!*





*Collectable Rookwood Fireplaces*





*A Restoration of Note*





*Designer Kitchen from Granite To Stainless*





*Solarium Kitchen Hearth Room*





*Master Sitting & Bath Suite*





*Master Sitting & Bath Suite*





*Fitness & Wine Cellar*

