

7 Hill Hollow Lane



Lyon's Gate Hideaway Secluded Haven on Coveted Hill & Hollow

Tucked away on a secluded haven within minutes of town, club, and square...the per empty nest haven offering near perfection from an incredibly meticulous seller. Careful maintenance, attention to detail, design foresight, and impeccable taste have created that rare turnkey offering trumping any Penthouse in town. The property is manicured to rival English Gardens with specimen plantings and stonework...the flavor of history abounds with the Lyon's Gate collection acquired from the Berger Brewery circa 1800. Live on one level while enjoying the convenience of a mirror image guest apartment and entertainment space on the lower level. Reported as 2974 square feet on grade with an estimated 1200 square feet in the lower level the flexibility of being "big" while livable is special. For the piece to resistance ask about the furnishings which could be purchased separately. Very special!

ADDRESS: 7 Hill & Hollow
SUBURB: Hyde Park
LOT SIZE: 0.599 acres
SEMI-ANNUAL TAX: \$6,366.84
EASEMENTS: Of Record
RESTRICTIONS: Of Record
STYLE: Traditional

AGE: 1953
CONSTRUCTION: Brick
FOUNDATION: Poured
BASEMENT: Full
ROOF: Shingle
EVEN BILLING: \$193/mth
HEAT: Gas, Forced Air

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

Quoting: \$975,000

MLS# 1408605

Exclusively Represented By: Gail S. Coughlin

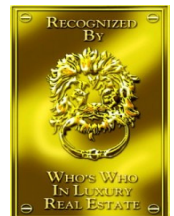
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Photos available at: www.gcoughlin.com



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Lyon's Gate Gardens





A "Most Beautiful" Space. Move Right In!





*Subtle Euro Styling
from Terracotta floor
to Delft backsplash
and notable pewter
shell accents*

*Bar with wine
cellar opens to
kitchen and
dining*





*Opening to Terraces Great Room...
A setting for memorable dining pleasures*





Master Suite on Main Level opens to Terraces & Newer Master Bath with Steam & Jacuzzi





*Guest Apartment & Entertainment opens to gardens...
private bar-kitchen....bedroom/bath...and office/study*



*Specimen
Plantings,
Stonework,
Privacy*



Hill & Hollow Properties

