

AN AMERICAN CLASSIC

Kilgour – Ault Park Family Living



3321 Observatory

Dream a little...the condition is meticulous from manicured lawns to almost new family room complete with “Super Bowl Grill”. The price is right below the assessed valuation and the owner’s investment by \$125,000 . The space works. It is light airy and includes a wonderful oversized Master with recently completed Homeshow Spa Bath. The occupancy is flexible through the end of February. The list of extras is endless. Enjoy your good fortune. This is one for the record book!

ADDRESS: 3321 Observatory
SUBURB: Hyde Park
LOT SIZE: 0.259 Acres
SEMI-ANNUAL TAX: \$6,809.27
EASEMENTS: Of Record
RESTRICTIONS: Of Record
STYLE: Traditional

AGE: 1939 Updated 2008 - present
CONSTRUCTION: Wood
FOUNDATION: Stone
BASEMENT: Full
ROOF: Shingle
EVEN BILLING: \$310/mth
HEAT: Gas, Hot Water, Forced Air

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

Quoting: \$599,000

MLS# 1330146



Exclusively Represented By: *Gail S. Coughlin*

Voice Mail: 247-6731 Home: 871-6885 Mobile: 604-1731

Photos available at: www.gcoughlin.com



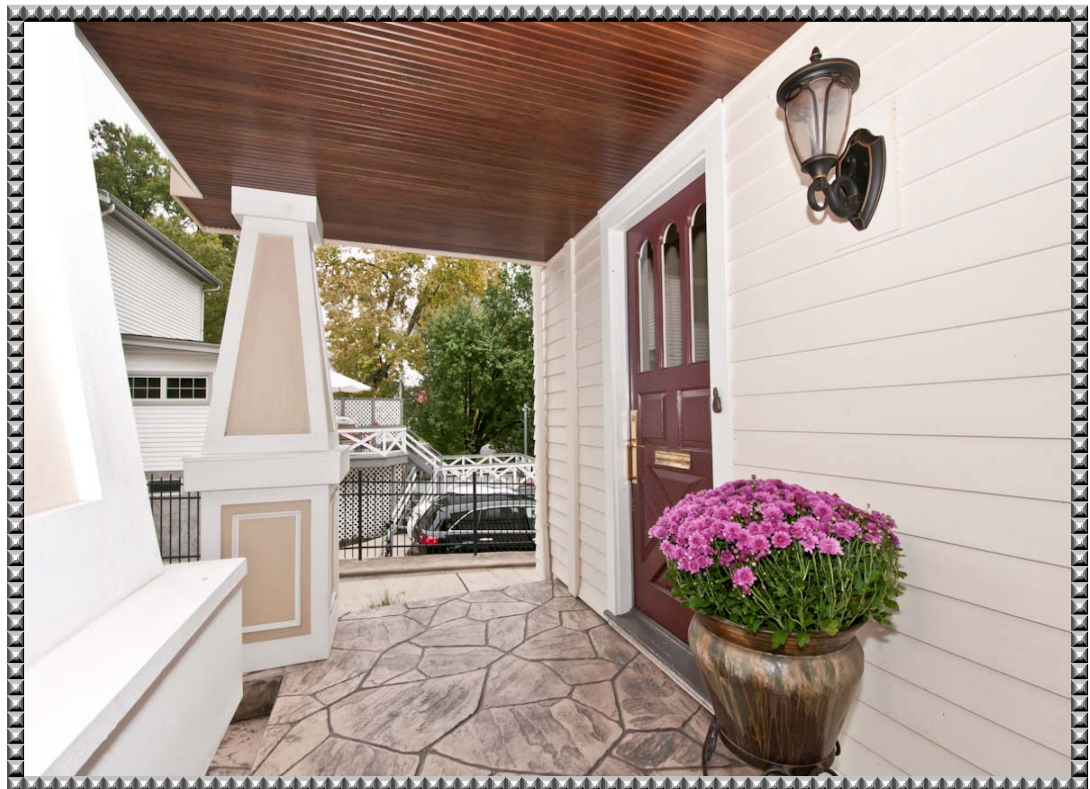
COLDWELL BANKER WEST SHELL

OWNED & OPERATED BY NRT, INC.





*Redesigned Craftsman Elevation...
only the beginning of many surprises*





Polished Hardwood & Designer Finishes





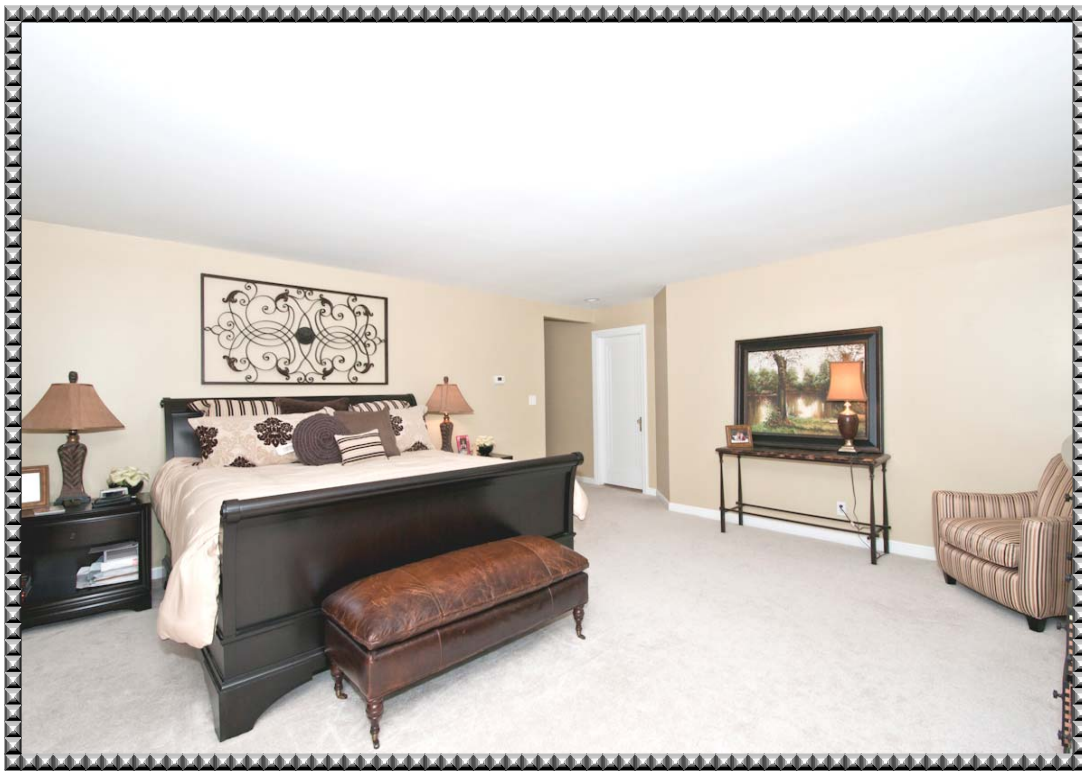
*Custom Treatments Throughout Family Room
From Window Walls to Elevator*





Hard Surfaces & Stainless





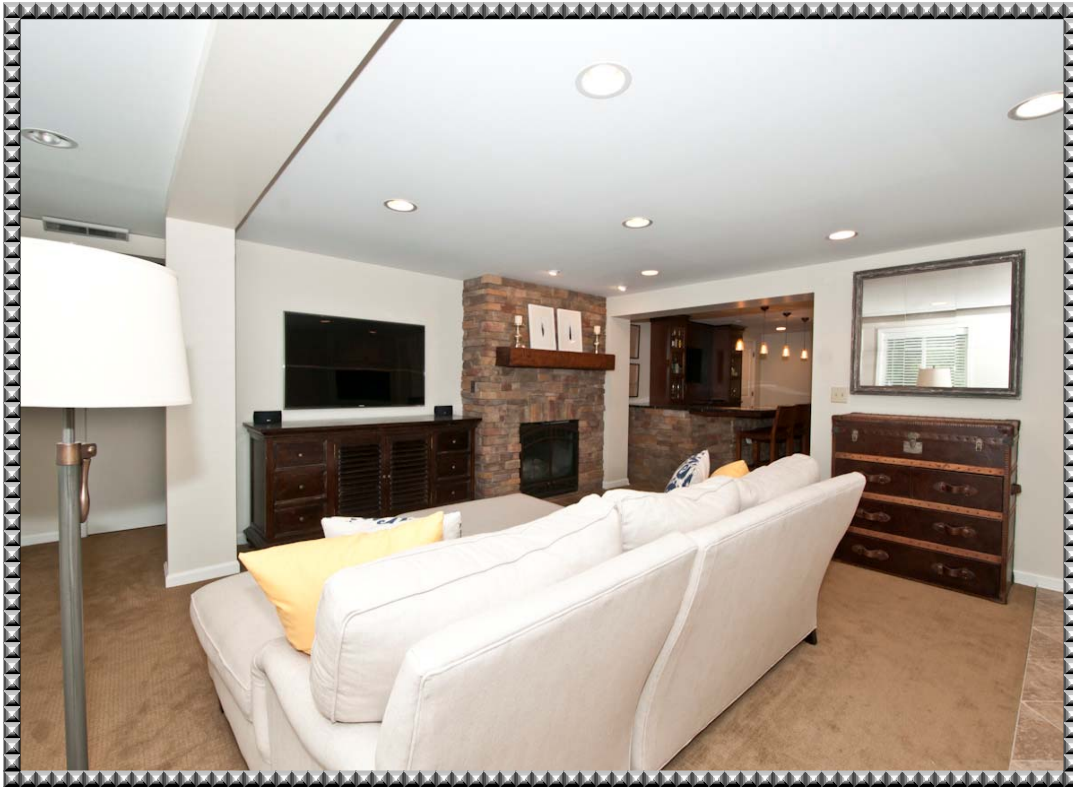
Exceptional 25' Master





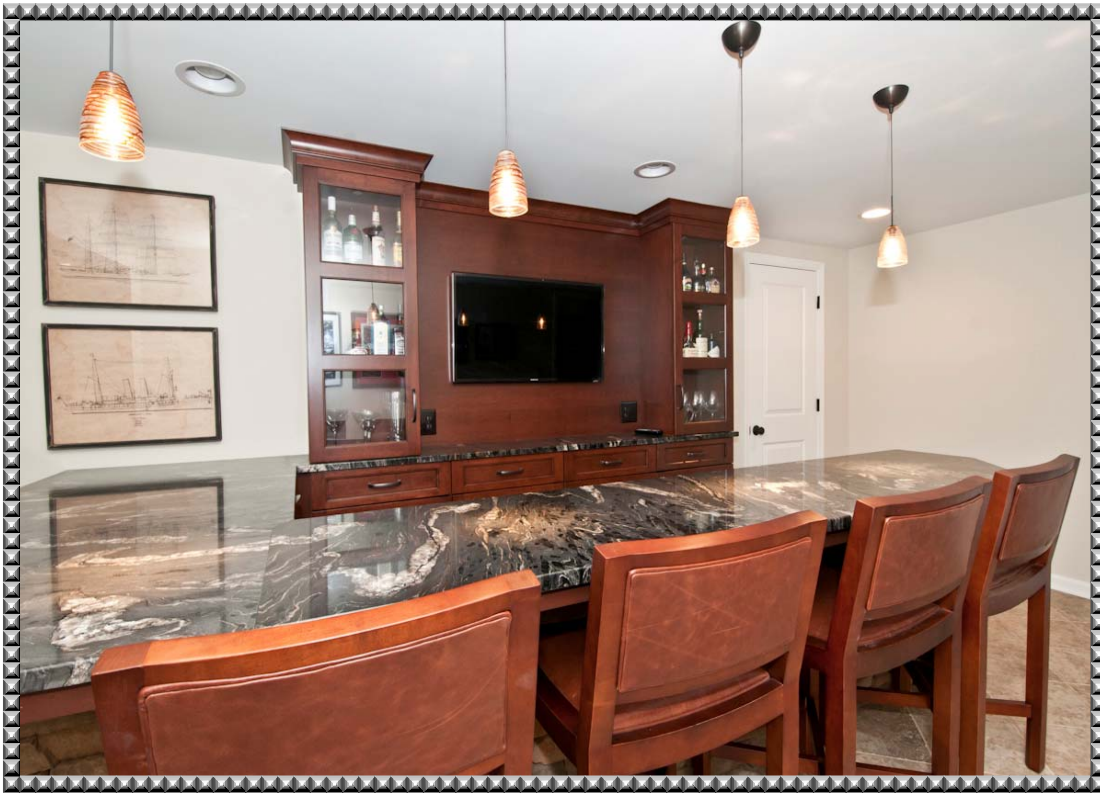
Superlative Ultra Master Spa & Dressing Room





*Game Room Par Excellence
Open to Terraces*





Super Bowl Anyone?





Park - like Setting & Grilling Terrace

