

Unequaled Architectural Purity

By Ray Rousch as Chronicled on CET



10 Mile Views!

Lock up & Leave Living

3049 Ononta

For those who appreciate the nuances of our panoramas, the horizons here are nothing short of perfection! Nature has given us the gift, Ray Rousch has preserved it with glass walls embracing nature. Arthur Brand has executed with the meticulous construction ethic worthy of his reputation. Reach out and touch the horizon at dawn, entertain with moonlight reflections on the Ohio in the evening! Like living with an artistic masterpiece each day of your life, this property is priceless.

ADDRESS: 3049 Ononta
SUBURB: Columbia Tusculum
LOT SIZE: .200 acres
SEMI-ANNUAL TAX: \$5057.87
EASEMENTS: Of Record
RESTRICTIONS: Of Record
STYLE: International

AGE: 1988
CONSTRUCTION: Stucco
FOUNDATION: Poured
Walk-out Lower Level: Full
ROOF: Membrane
EVEN BILLING: \$ 265 /mth

COOLING: Central Air
WATER: Public
ELEM: Call SD 513 363-0000
HS: Call SD 513 363-0000
PElem: Choice
PHigh: Choice

Quoting: \$899,000

MLS: 1088934

One Place: 985-1111 #51456



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Be Entertained!
*Overlooking Life on the River
with the City Skyline Backdrop*





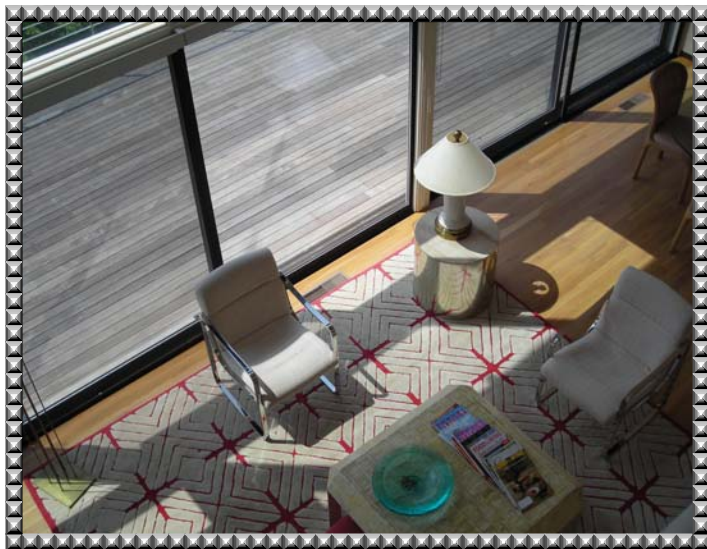
Be Tranquil!
*Working and Living in an
Original Work of Art*



3000 Bottle Wine Cellar!



***Pure Pleasure...
Efficient & Functional
From heavy duty insulation to open
bins!***



Glorious Spaces!





*Living in a
Masterpiece!*



Wake up to the world!



Architectural Genius!





Designed By & For the Serious Chef



Property Description

3049 Ononta

A sense of freedom and embracing the beauty of nature is exemplified in this magnificent use of space. Carefully planned over two years by the owner with their architect, Ray Rousch and builder, Jack Brand. An exceptional building site with up and down river 10 mile wide panoramas is framed by walls of glass in most areas of the home. Multifunctional Interior spaces are operational using sliding full wall built in panels & doors. If sunrise – sunset views inspire the soul, the architectural genius of limitless space mirrors that inspiration here.

MAIN LEVEL

GREAT ROOM, 31x17

Honey Stained Hardwood, Soaring two story Glass Walls overlook the "life time" Epei Deck with Stainless Rails. At eye level glass inserts in the dining area create a view continuum. A serpentine credenza hugs the radius walls creating graceful unobtrusive serving & storage space. Imagine the recessed lighting, city lights, music, fine wine...you're really living!

Kitchen 16x14

For the serious chef, this space is a dream come true. Two gas cook tops & 3 exhaust fans, two wet areas, two ovens, loads of storage and counter space, an easily accessible center island, and shelving for the essential Cook Book Collection, and, a full pantry wall. Built ins include pull out drawers, tray & platter storage, custom designed spice cupboard. A nod to the glass walls opens above the cabinetry to the ceiling!

Wine Cellar 12x12

3000 Bottles Wall to Wall and Ceiling with center tasting island! An old world tile floor, open bins, and double specifications for insulation. There can be no doubt you are in the importers cellar!

Shop 15.6 x 7

Whether you tinker or need a hobby-computer room, enjoy the luxury of this "get away" space!

Skylit Powder Room

Details are the difference...from radius walls to skylight and floating cabinetry, this is definitely NOT a necessary room!

Note: All information is believed to be accurate but is not warranted

Property Description Continued

UPPER LEVEL

The curved open freeform oak & glass staircase is exquisite! This entire level is devoted to the Master Quarters... imagine your Master adjoining your home office with breathtaking views, your 150 square foot walk in closet with laundry to include packing hook & built in ironing board, relaxing in your Jacuzzi over the city skyline, waking up to the reflection of sunrise on the river! It's all here.

Sleeping Room 15x12

Study 15x7

Jacuzzi Bath with Oversize Shower & expansive Dressing Area!

The area overlooks the Great Room for exceptional drama!

LOWER LEVEL

Flexible Space is possible with sliding full wall panel walls!

Fitness Room 11x9

Sleeping Rooms En Suite

Study 11x8

Sitting/Bedroom Room 12x8

Bedroom 12x12

Second Laundry

Full Bath

Special Features

Ship's Port Glass Insert at Entrance

Dining Glass Wall Inserts

Framed View Jacuzzi Tub

3000 Bottle Custom Wine Cellar

Expansive Walls of Built in Storage

Ceiling Height Pocket Doors & Sliding Wall Panels

Epeí Decking with Stainless Rails

Euro Design Ceiling Fans

Serpentine Radius Walls

Herb & Rose Gardens

Heat Lamp Bath

Free Form Curved Staircase

Note: All information is believed to be accurate but is not warranted

Owner Reported Improvements

- ***Exterior***
 - *Terraced landscaping—front and back*
 - *Enlarged deck with Ipea decking*
 - *Stainless steel railings*
- ***Lower Level***
 - *Added lower level office with built ins*
 - *Added external door*
 - *Added second laundry room*
- ***Upper Level***
 - *Updated shower*
 - *Reconfigured closet for laundry center*
 - *Updated skylights*
 - *Eliminated and updated some windows*
 - *Added ceiling lights*
- ***Main Level***
 - *Painted kitchen*
 - *Papered powder room*
- ***Other***
 - *Provided layout to reconfigure wine cellar area*

Owners' Highlights

- **Exterior**

- *10 mile vista*
- *Sculptural design*
- *Terraced landscaping*
- *Driveway and walk pavers*
- *Ipea deck*
- *Stainless steel railings*
- *Feature lighting*
- *Oversize double garage with drive that can park additional 4-6 cars*
- *Herb garden*
- *Steps to back garden*
- *Located close to a park in a safe neighborhood*
- *10 minutes from downtown*

- **Whole House**

- *Sculptural international style-no wasted space*
- *Designed for privacy inside and view outside*
- *Ray Roush designed, featured in WCET documentary*
- *Art Brand built (four people built the house from frame to cabinetry)*
- *Exceptional quality-materials, finishing (no molding), furniture quality cabinetry, pocket doors, Pella windows*
- *Extensive built in storage space*
- *Two built-in offices*

- **Main Level**

- *Glass wall to view*
- *Artisan custom built curved cabinet with faux top*
- *Side windows for seated views*
- *Custom kitchen cabinets*
- *Sculptural custom staircase*
- *Oak floor*
- *Flexible lighting to design mood*
- *Professionally designed 3000 bottle wine cellar with separate cooler*
- *Extensive built in storage*
- *Built in cabinet for sound equipment*
- *Built in speakers*
- *Stairs to garage*
- *Storage room with workbench and extra refrigerator/freezer*

Owners' Highlights Continued

- ***Lower level***

- *2 Bedrooms, one currently set up as den*
- *Office with built-in storage*
- *Mirrored exercise room (could be den, extra bedroom)*
- *Full bath*
- *Fully carpeted*
- *2nd laundry room*
- *Utility room with storage*
- *Outside door*

- ***Upper level***

- *Bedroom closed to sound, not light or view*
- *Extensive built in closets-walk in and hall, including cedar closet*
- *Laundry room where needed*
- *Flexible lighting*
- *Whirlpool tub with window for viewing and sail for privacy*
- *Natural lighting from every direction*
- *Toilet and shower privacy*
- *Fully carpeted*
- *Faux painted walls in bathroom*
- *Built in office*

Owners' Reflections

You asked what I would miss most about our house in Cincinnati:

- *The view – the glorious ten mile vista that is constantly changing*
- *Sitting in my office looking across the garden to the river and beyond*
- *A “village” setting, like an English commons, on a park less than ten minutes from downtown attractions*
- *The safety of the neighborhood and a place to walk*
- *Sitting at the dining table watching the city lights*
- *The light that changes at every time of day*
- *Sitting on the deck on a fine evening knowing there won't be bugs biting us*
- *Entertaining six to sixty in style, particularly with the buffet on the curved wall*
- *The storage in every area, I never thought I could fill it and I never did*
- *The convenience and simplicity of so many built in places to work, display and store things*
- *My kitchen with a fabulous work triangle and room for two to three people*
- *The workmanship of Jack Brand – no wasted space, no molding to cover errors, the quality of workmanship and materials, internal sliding doors that open spaces seamlessly and close off space when you wish*
- *Knowing four people built this house with great care from framing to finishing*
- *The lighting that allows theatrical settings inside and out*
- *Six burner and a grill inside*
- *All the contemporary finishing touches and the integrity of the whole*
- *Laundry off the bedroom where most is generated*
- *The hook for a hanging bag and the light to be able to see to pack*
- *Sitting in the whirlpool and watching river traffic*
- *The sound system throughout the house*
- *The ability to close off our bedroom to noise, but still be open to light*
- *The rooms that never feel small because they all open on the view*
- *The sculptural freestanding staircase*
- *The privacy and sense of total retreat inside the house*
- *The flexibility of the lower level that has allowed us to change uses over time*
- *Two offices that allow each of us our own organizing styles*
- *The mirrored room for exercise, library, office or extra bedroom*
- *The workbench for those little jobs that come along*
- *Ray Roush's vision and use of space and the sculptural quality achieved inside and out*
- *The wonderful wine cellar that was also great for cool storage and staging party food*
- *The two car garage and lots of off street parking with more on street for a big party*
- *The landscaping that changes all year*