

# EXQUISITE HYDE PARK STYLE!

922 Rookwood Drive



*The Epitome Living Well Circa 2009!*

*BLINK...if there really is something spontaneous in the law of attraction 922 Rookwood personifies the very best in that instant! Enjoy the architectural foresight of one floor living in the important areas...the sophistication of Interior Design combining ebony floors, taupe walls, and glossy white mill work with Plantation shutters...the casual elegance of a "laissez faire" attitude...the electronics, the ease of maintenance and the drama of volume open spaces. Transformed in 2007 with almost \$200,000 in upgrades, the reported 7133 square feet includes elevator, 4 log fireplaces, 5 bedrooms with a first floor Master Suite, Gourmet Chef's Kitchen, and oversize 3 car garages. For that savvy opportunist who knows too well construction labor costs, and challenges. Ready to enjoy and nearly perfect! \*Ask about savings*

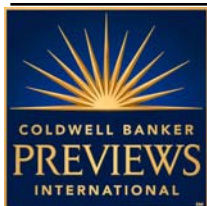
ADDRESS: 922 Rookwood Drive  
SUBURB: Hyde Park  
LOT SIZE: 0.720 Acres  
SEMI-ANNUAL TAX: \$11,363.57  
EASEMENTS: Of Record  
RESTRICTIONS: Of Record  
STYLE: Traditional

AGE: 1998  
CONSTRUCTION: Brick  
FOUNDATION: Poured  
BASEMENT: Full  
ROOF: Shingle  
EVEN BILLING: \$674  
HEAT: Gas

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

Quoting: ~~\$2,595,000~~ \$2,250,000\* MLS# 1116792

One Place: 985-1111 # 5198



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

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

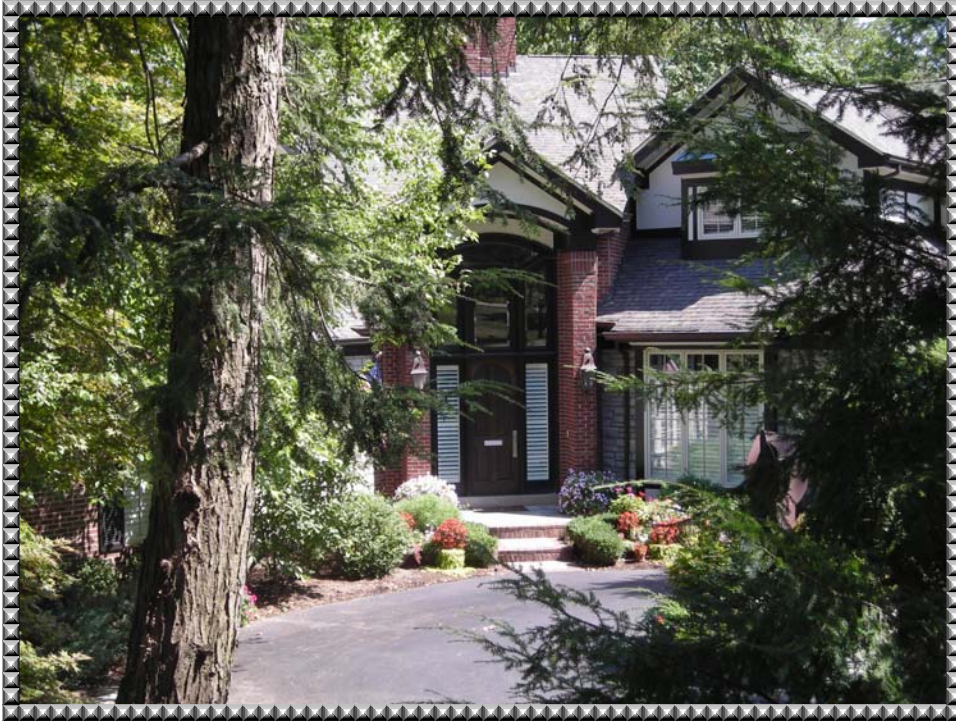
Photos available at: [www.gcoughlin.com](http://www.gcoughlin.com)



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*Artistry from Your  
First Glimpse!*

*Light Filled Entry of Note!*







*Expansive Volume  
Living Spaces!*



*Elegance and  
Comfort*



*4 Log Fire Places!*



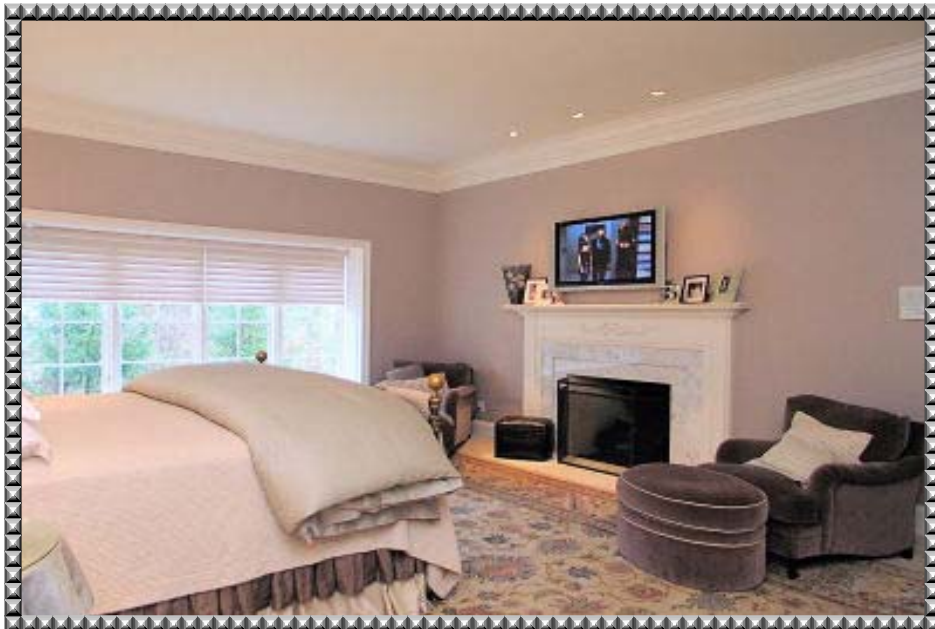
*Every Detail is  
Captivating*





***Gourmet Chef's Kitchen!***





*Palatial Master*



*A Relaxing Spa  
Master Bath*



*Palatial Master*





*Superbowl  
Anyone!*



*Game Room*



*Private Outdoor Terraces*







*Private Level Rear Lawn*

