

Unit#: Suburb: East West Chester Pending: SO: DOM: 0/0 LP: \$389,900

Area: E12EW Tax Dist: Beckett Ridge Conting: Fin: S/L%: OP: \$389,900

Single Family ROOMS: #9 BEDS: 3 BATHS: 2-1



[VIEW MAP](#) [PICTURES](#)

OPEN HOUSE

Date: Time: Cross Street: Directions:

N. on Cin/Day , L Lesourdsville WC, L on Steeplechase

Levels: Two

Construction: Vinyl Siding

Heating: Forced Air,Gas

Cooling: Central Air

Year Built: 1994

Lot Dimensions: 75 x 137

Acreage: 0.2359

Special Financing: No

HOA Fee: Yes

HOA Amt & Freq: \$260.00 Annually

New Construction: No

Auction: No

Avail for Lease: No

Access/Disability: No

Tax ID:

Tax ID Other:

Family Room:

Formal Dining:

Bedroom Level 1: Yes

Bathroom Level 1: Yes Partial

Basement: Full

Garage: 2 Built in,Front,Gara

Fireplace: 1 Wood

Gas: Natural

Water: Public

Sewer: Public Sewer

Parking: Driveway

Zoning: Residential

School District: Lakota Local SD

HOA Includes: Association Dues,Lan

Semi-Ann Taxes: \$2081

Census Tract:

Assessment: 0

Occupancy: At Closing

Public Transport:

Foundation: Poured

Roof: Shingle

Windows: Double Pane,Insulate

Energy/Green:

Mgt Company:

Mgt Phone:

Realist2 Tot Finsh: Above Grd: 1,452 Basement: 704 Lot: 10,276.000

	DIM	LEV	FEATURES		DIM	LEV	FEATURES
Entry:	7 X 4	1	Tile Floor	Bedroom 3:	10 X 10	2	
Living/Great:	17 X 12	1	Window Treatment,Wood Floor	Bedroom 4:			
Dining Room:	12 X 11			Bedroom 5:			
Kitchen:	21 X 15	1	Pantry,Solid Surface Ctr,Eat-In,Tile Floor	Bathroom 1:	Full	2	Shower,Tile Floor,Window Treatment
Breakfast Rm:				Bathroom 2:	Full	2	
Family Room:	7 X 4	1	Walkout,Wall-to-Wall Carpet,Fireplace,W	Bathroom 3:	Partial	1	
Study:				Bathroom 4:			
Primary Bed:	12 X 10	1	Bath Adjoins,Walk-in Closet,Wall-to-Wall	Laundry:	6 X 3	1	
Bedroom 2:	11 X 10	2		Rec Room:			
Flex Rooms:				Inside Feat:			
Basement:	Finished,WW Carpet,Other			Outside Feat:	Deck,Porch		
Views:				Appliances:	Dryer,Garbage Disposal,Microwave,Oven/Range,Refrig		
Miscellaneous:							

MARKETING REMARKS

Listing Courtesy of: Keller Williams Advisors


Welcome to this beautiful, spacious 3 bedroom, 2.5 bath home in the heart of West Chester. Lovely, neutral decor, with open floor plan. Large kitchen is open to family room. Private fenced, level back yard with beautiful deck. Finished basement with optional 4th bedroom with built in bookcases. Located in gorgeous Saratoga Farms, convenient to everything... Shopping, expressways, restaurants, and entertainment. Fenced neighborhood playground area steps from the front door. Low HOA. Rare opportunity to get into this fantastic family neighborhood in award winning Lakota schools!

REALIST2:

LEGAL DESC:


ADDRESS:	OWNER:
Tax Year:	Total Fin SqFt:
Annual Taxes:	Above Gd SqFt:
Land Mkt Value:	Basement SqFt:
Improved Value:	Lot Sq Feet:
Total Assess:	Lot Acreage:
Assess Year:	Document:
	Deed Type:
	Flood Zone:
	Flood Panel:
	Panel Date:
	Township:

PRESENTED BY:



Martin L Creech
LIC: 2004008567
Primary:513-659-3760
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<http://www.martycreech.com>

RE/MAX Alpha Real Estate
LIC: 2018004102
Suite 3 5995 Fairfield Road OXFORD OH 45
513-523-6358





Unit#: Suburb: Mt. Washington Pending: SO: DOM: 0/0 LP: \$299,900
Area: E07MW Tax Dist: Cincinnati Conting: Fin: S/L%: OP: \$299,900

Single Family ROOMS: #8 BEDS: 3 BATHS: 1-1



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OPEN HOUSE

Date: Time:

Cross Street: Benneville

Directions:

Levels: Two
Construction: Aluminum Siding
Heating: Forced Air, Gas
Cooling: Central Air
Year Built: 1900
Lot Dimensions: 55x184
Acreage: 0.2330
Special Financing: No
HOA Fee: No
HOA Amt & Freq: \$0.00
New Construction: No
Auction: No
Avail for Lease: No
Access/Disability:
Tax ID: 002-0002-0047-00
Tax ID Other:
Family Room:
Formal Dining:
Bedroom Level 1: No
Bathroom Level 1: Yes Partial
Basement: Full
Garage: 1 Oversized, Carport
Fireplace: 1 Inoperable
Gas: Natural
Water: Public
Sewer: Public Sewer
Parking: On Street, Driveway
Zoning: Residential
School District: Cincinnati City SD
HOA Includes:
Semi-Ann Taxes: \$1572
Census Tract: 46.02
Assessment: of rec
Occupancy: At Closing
Public Transport: Metro
Foundation: Stone
Roof: Shingle
Windows: Slider, Double Hung, Vi
Energy/Green:
Mgt Company:
Mgt Phone:

Realist2 Tot Finsh: 2,342 Above Grd: 2,342 Basement: 784 Lot: 10,149.000

DIM	LEV	FEATURES	DIM	LEV	FEATURES
Entry:			Bedroom 3: 11 X 11 2		
Living/Great: 20 X 15 1			Bedroom 4:		
Dining Room: 15 X 13 WW Carpet			Bedroom 5:		
Kitchen: 15 X 9 1 Eat-In, Vinyl Floor, Wood Cabinets			Bathroom 1: Full 2 Tub w/Shower		
Breakfast Rm:			Bathroom 2: Partial 1		
Family Room: 23 X 23 1 Walkout, Wall-to-Wall Carpet			Bathroom 3:		
Study:			Bathroom 4:		
Primary Bed: 15 X 13 2 Wood Floor			Laundry: 10 X 6 1		
Bedroom 2: 15 X 10 2			Rec Room:		
Flex Rooms:			Inside Feat: 9Ft + Ceiling, Multi Panel Doors		
Basement: Concrete Floor, Unfinished, Glass Blk Wind			Outside Feat: Covered Deck/Patio, Wooded Lot		
Views: Park			Appliances: Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer		
Miscellaneous: 220 Volt, Busline Near, Ceiling Fan, Home Warranty					

MARKETING REMARKS

Listing Courtesy of: **Comey & Shepherd**

2 Story-1900 Historical Home with separate LR/DR/Kitchen with adjoining laundry room with washer & dryer in 2024, and a 23x23 Family Room, W/O to covered patio, fenced yard and 2 sheds. Plus oversized 1 car garage. 3 bedrooms with refinished hardwood. New carpet throughout 1st floor and refinished hardwood on 2nd floor in November 2025. Located across from Mt Washington School, walking distance to Mt. Washington Rec Center and pool, Stansbury Park. Kroger, Walgreens, Library, banks, bus stop and restaurants. 20 minutes from downtown & CVG. Must see, not a drive by!

REALIST2: 002-0002-0047-00

LEGAL DESC: MEARS AVE 55 X 184 WS MEARS AVE 510 FT S OF BENNEVILLE ST

ADDRESS: 1741 MEARS AVE

OWNER: SULKEN FRED E / SULKEN PATRICIA L

Tax Year: 2024	Recording Date:	Total Fin SqFt: 2342	Document:
Annual Taxes: \$3,144	Last Sale Price:	Above Gd SqFt: 2342	Deed Type: DEED (REG)
Land Mkt Value: \$26,920	Lot Frontage: 55	Basement SqFt: 784	Flood Zone:
Improved Value: \$151,820	Lot Depth: 184	Lot Sq Feet: 10,149	Flood Panel:
Total Assess: \$178,740	Year Built: 1900	Lot Acreage: 0.233	Panel Date:
Assess Year: 2024	Census Tract: 0046.02		Township: CINCINNATI

PRESENTED BY:



Martin L Creech

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Unit#: 104 Suburb: Blue Ash Pending: SO: DOM: 0/0 LP: \$799,000
 Area: E06BA Tax Dist: Cincinnati Conting: Fin: S/L%: OP: \$799,000

Condominium ROOMS: #6 BEDS: 2 BATHS: 2-0


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OPEN HOUSE

Date: Time:

Cross Street: Cooper Rd

Directions:

Levels: One
Construction: Brick,Stone
Heating: Forced Air,Gas
Cooling: Central Air
Year Built: 2015
Lot Dimensions:
Acreage:
Special Financing: No
HOA Fee: Yes
HOA Amt & Freq: \$833.67 Monthly
New Construction: No
Auction: No
Avail for Lease: No
Access/Disability:
Tax ID: 6120040074200
Tax ID Other:
Family Room:
Formal Dining:
Bedroom Level 1: Yes
Bathroom Level 1: Yes Full

Basement: None
Garage: 2 Built in,Rear,Share
Fireplace:
Gas: Natural
Water: Public
Sewer: Public Sewer
Parking: 2 Assigned,On Street
Zoning:
School District: Sycamore Communit
HOA Includes: Association Dues,Ins
Semi-Ann Taxes: \$2664
Census Tract: 235.22
Assessment: Of Record
Occupancy: At Closing
Public Transport:
Foundation: Poured
Roof: Shingle
Windows: Vinyl/Alum Clad,Insul
Energy/Green:
Mgt Company: Stonegate Prop Mgmt
Mgt Phone: (859) 534-0900

Realist2 Tot Finsh: 2,133 Above Grd: 2,133 Basement: 350 Lot:

	DIM	LEV	FEATURES		DIM	LEV	FEATURES
Entry:	14 X 5	1		Bedroom 3:			
Living/Great:				Bedroom 4:			
Dining Room:	10 X 15		Chandelier,Wood Floor	Bedroom 5:			
Kitchen:	10 X 18	1	Counter Bar,Eat-In,Wood Cabinets,Wood	Bathroom 1:	Full	1	Sauna,Shower,Tile Floor,Double Vanity,
Breakfast Rm:				Bathroom 2:	Full	1	
Family Room:	12 X 17	1	Bookcases,Walkout,Wood Floor	Bathroom 3:			
Study:	11 X 12	1	Wood Floor	Bathroom 4:			
Primary Bed:	12 X 14	1	Bath Adjoins,Walk-in Closet,Wall-to-Wall	Laundry:	10 X 8	1	
Bedroom 2:	12 X 11	1		Rec Room:			
Flex Rooms:				Inside Feat:	9Ft + Ceiling,Beam Ceiling,Crown Molding,Elevator,Mu		
Basement:				Outside Feat:	Covered Deck/Patio,Cul de sac,Fire Pit,Sprinklers,Yard		
Views:				Appliances:	Dishwasher,Garbage Disposal,Gas Cooktop,Microwave		

Miscellaneous: Cable,Recessed Lights,Smoke Alarm

MARKETING REMARKS

Listing Courtesy of: Sibcy Cline, Inc.

Luxury Living! This low-maintenance condo offers an open-concept floor plan filled with natural light & wood floors. A chef's kitchen boasts custom cabinetry, SS appliances, & granite counters perfect for entertaining. The LR features a wall of built-ins & classic box-beamed ceilings for added character. The primary BR offers a tray ceiling, spa-like bath, & custom walk-in closet. The flexible study (or 3rd BR) is framed by French doors, ideal for remote work. Relax on the charming front & rear porches, both with beadboard ceilings. Secure, underground parking for 2 cars, private storage, & elevator access offer true convenience. Exterior maintenance & snow removal are fully handled for you, leaving you more time to enjoy life. Located minutes to Blue Ash Towne Square, & its new entertainment district; library; & restaurants plus quick access to downtown

REALIST2: 612-0040-0742-00**LEGAL DESC:** UNIT 104 5.1%PARK MANOR CONDOPHASE 2**ADDRESS:** 9506 PARK MANOR BLVD 104**OWNER:** REID DELIA

Tax Year: 2024	Recording Date: 04/06/22	Total Fin SqFt: 2133	Document: 14640-475
Annual Taxes: \$5,328	Last Sale Price: \$600,000	Above Gd SqFt: 2133	Deed Type: WARRANTY DEED
Land Mkt Value: \$120,000	Lot Frontage:	Basement SqFt: 350	Flood Zone:
Improved Value: \$480,000	Lot Depth:	Lot Sq Feet: 41,176	Flood Panel:
Total Assess: \$600,000	Year Built: 2015	Lot Acreage: 0.9453	Panel Date:
Assess Year: 2024	Census Tract: 0235.22		Township: BLUE ASH

PRESENTED BY:

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Unit#: Suburb: Cleves

Area: W11CL Tax Dist: Cleves

Pending: Conting:

SO: Fin:

DOM: 0/0 S/L%:

LP: \$299,999 OP: \$299,999

Single Family ROOMS: #8 BEDS: 0 BATHS: 2-1



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OPEN HOUSE

Date: Time: Cross Street: Directions:

Miami Ave to Scott to Western Ridge

Levels:	Two	Basement:	Full
Construction:	Brick,Vinyl Siding	Garage:	2 Built in,Front
Heating:	Electric,Heat Pump	Fireplace:	
Cooling:	Central Air	Gas:	None
Year Built:	1998	Water:	Public
Lot Dimensions:	60x140	Sewer:	Public Sewer
Acreage:	0.1940	Parking:	On Street,Driveway
Special Financing:	No	Zoning:	Residential
HOA Fee:	No	School District:	Three Rivers Local S
HOA Amt & Freq:	\$0.00	HOA Includes:	
New Construction:	No	Semi-Ann Taxes:	\$1790
Auction:	No	Census Tract:	204.01
Avail for Lease:	No	Assessment:	77,000
Access/Disability:		Occupancy:	Negotiable
Tax ID:	572-0010-0045-00	Public Transport:	
Tax ID Other:		Foundation:	Poured
Family Room:		Roof:	Shingle
Formal Dining:		Windows:	Double Hung,Vinyl/Al
Bedroom Level 1:		Energy/Green:	
Bathroom Level 1:	Yes Partial	Mgt Company:	
		Mgt Phone:	

Realist2 Tot Finsh: 2,250 Above Grd: 1,750 Basement: 798 Lot: 8,451.000

	DIM	LEV	FEATURES		DIM	LEV	FEATURES
Entry:	7 X 4	1	Laminate Floor	Bedroom 3:			
Living/Great:	13 X 11	1	Fireplace,Laminate Floor	Bedroom 4:			
Dining Room:	12 X 9		Laminate Floor,Wood Floor	Bedroom 5:			
Kitchen:	13 X 9	1	Walkout,Window Treatment,Island,Wood	Bathroom 1:	Full	2	Shower,Other
Breakfast Rm:				Bathroom 2:	Full	2	
Family Room:				Bathroom 3:			
Study:				Bathroom 4:			
Primary Bed:				Laundry:			
Bedroom 2:				Rec Room:			
Flex Rooms:				Inside Feat:	Other (heated exhausted fan in master bathroom)		
Basement:	Walkout,WW Carpet			Outside Feat:	Deck,Yard Lights		
Views:				Appliances:	Dishwasher,Microwave,Oven/Range,Refrigerator		
Miscellaneous:	220 Volt,Attic Storage,Recessed Lights,Smoke Alarm						


MARKETING REMARKS

Listing Courtesy of: Coldwell Banker Realty

Discover the perfect blend of comfort and convenience at 148 Western Ridge Dr a charming, updated home offering over 1,860 square feet of living space with 4 bedrooms and 2.5 bathrooms. This inviting residence, built in 1998 on a peaceful wooded lot, boasts fresh neutral paint throughout, creating a bright and welcoming atmosphere. The open layout flows seamlessly, ideal for family living and entertaining, while the private setting surrounded by trees provides a serene escape from the everyday hustle.This property offers easy access to everyday amenities, parks, and major highways for quick commutes to downtown Cincinnati or nearby shopping and dining. Enjoy the tranquility of suburban living with mature woods backing the lot, yet remain close to community favorites like Miami Whitewater Forest and the Ohio River. Freshly prepared


REALIST2: 572-0010-0045-00		LEGAL DESC: WESTERN RIDGE DR LOT 71 60 X 140.68 WESTGATE HILLS SUB BLK F					
ADDRESS: 148 WESTERN RIDGE DR		OWNER: ALEX NIKOLAUS / ALEX SHELBY ERIN					
Tax Year:	2024	Recording Date:	02/01/23	Total Fin SqFt:	2250	Document:	14844-624
Annual Taxes:	\$3,581	Last Sale Price:	\$220,000	Above Gd SqFt:	1750	Deed Type:	JOINT
Land Mkt Value:	\$26,000	Lot Frontage:	60	Basement SqFt:	798		SURVIVORSHIP/RI
Improved Value:	\$194,000	Lot Depth:	140.68	Lot Sq Feet:	8,451		GHT OF
Total Assess:	\$220,000	Year Built:	1998	Lot Acreage:	0.194	Flood Zone:	
Assess Year:	2024	Census Tract:	0204.01			Flood Panel:	
						Panel Date:	
						Township:	CLEVES

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Unit#: Suburb: Colerain Twp. West
Area: W10CW **Tax Dist:** Colerain Twp

Pending:
Conting:

SO:
Fin:

DOM: 0/0
S/L%:

LP: \$326,000
OP: \$326,000

Single Family ROOMS: #8 BEDS: 4 BATHS: 2-1

Levels: Two
Construction: Aluminum Siding, Brick
Heating: Forced Air
Cooling: Ceiling Fans, Central Air
Year Built: 1968
Lot Dimensions: 65x151
Acreage: 0.2180
Special Financing: No
HOA Fee: No
HOA Amt & Freq: \$0.00
New Construction: No
Auction: No
Avail for Lease: No
Access/Disability: No
Tax ID: 510-0192-0337-00

Basement: Full
Garage: 2 Built in, Front
Fireplace: 1 Brick
Gas: Natural
Water: Public
Sewer: Public Sewer
Parking: On Street, Driveway
Zoning: Residential
School District: Northwest Local SD
HOA Includes:
Semi-Ann Taxes: \$2333
Census Tract: 207.01
Assessment: 249,730.00
Occupancy: Negotiable
Public Transport:
Foundation: Poured
Roof: Shingle
Windows: Double Hung, Vinyl/Al
Energy/Green: No
Mgt Company:
Mgt Phone:

Realist2 Tot Finsh: 2,043 **Above Grd:** 2,043 **Basement:** 977 **Lot:** 9,496.000

	DIM	LEV	FEATURES
Entry:	10 X 3	1	Tile Floor
Living/Great:	19 X 12	1	Wall-to-Wall Carpet
Dining Room:	11 X 11		WW Carpet
Kitchen:	16 X 11	1	Eat-In, Laminate Floor
Breakfast Rm:			
Family Room:	20 X 15	1	Walkout, Wall-to-Wall Carpet, Fireplace
Study:			
Primary Bed:	18 X 11	2	Bath Adjoins, Dressing Area, Wall-to-Wall
Bedroom 2:	13 X 12	2	
Flex Rooms:			
Basement:	Part Finished, Concrete Floor		
Views:			
Miscellaneous:	220 Volt, Attic Storage, Cable, Ceiling Fan, Smoke Alarm		

	DIM	LEV	FEATURES
Bedroom 3:	18 X 11	2	
Bedroom 4:	12 X 11	2	
Bedroom 5:			
Bathroom 1:	Full	2	Tile Floor, Double Vanity, Tub w/ Shower
Bathroom 2:	Full	2	
Bathroom 3:			
Bathroom 4:			
Laundry:	19 X 9	B	
Rec Room:			
Inside Feat:			
Outside Feat:	Covered Deck/Patio, Deck, Porch		
Appliances:	Dishwasher, Garbage Disposal, Microwave, Oven/Range,		

MARKETING REMARKS

Listing Courtesy of: Plum Tree Realty

COMING SOON!! Well maintained 4 bedroom, 2.5 bath, with full basement home located in Colerain Twp. Over 2000 sq ft of finished living space. Newer carpet and paint throughout. Updated primary bath. Cozy family room with a wood burning fireplace. Walk out to a large deck with a covered area to relax in the shade. Also features a fenced in backyard for privacy. The large covered front porch is also a comfortable spot to enjoy a cup of coffee.. Located near schools, parks, shopping and highway. Move in ready. Come check it out! Agent owned.

REALIST2: 510-0192-0337-00

LEGAL DESC: YELLOWWOOD DR 65 X 151.04 IRR LOT 641 COLERAIN HTS SUB BLK B PT 6

ADDRESS: 9136 YELLOWWOOD DR

OWNER: WATSON ROBERT LEIF

Tax Year: 2024	Recording Date: 08/07/23	Total Fin SqFt: 2043	Document: 14973-512
Annual Taxes: \$4,667	Last Sale Price: \$199,000	Above Gd SqFt: 2043	Deed Type: WARRANTY DEED
Land Mkt Value: \$26,650	Lot Frontage: 65	Basement SqFt: 977	Flood Zone:
Improved Value: \$223,080	Lot Depth: 151.04	Lot Sq Feet: 9,496	Flood Panel:
Total Assess: \$249,730	Year Built: 1968	Lot Acreage: 0.218	Panel Date:
Assess Year: 2024	Census Tract: 0207.01		Township: CINCINNATI

PRESENTED BY:



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LIC: 2018004102

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513-523-6358





Unit#: Suburb: North College Hill
Area: W06NC Tax Dist: North College Hill

Pending:
Conting:

SO:
Fin:

DOM: 0/0
S/L%:

LP: \$230,000
OP: \$230,000

Single Family ROOMS: #7 BEDS: 3 BATHS: 2-0



[VIEW MAP](#)

[PICTURES](#)

OPEN HOUSE

Date: **Time:**
Cross Street: W Galbraith Rd

Directions:

W Galbraith Road to Gloria Dr

Levels: One and One Half
Construction: Brick
Heating: Forced Air,Gas
Cooling: Central Air
Year Built: 1947
Lot Dimensions: 45x146
Acreage: 0.1510
Special Financing: No
HOA Fee: No
HOA Amt & Freq: \$0.00
New Construction: No
Auction: No
Avail for Lease: No
Access/Disability: No
Tax ID: 595-0006-0114-00
Tax ID Other:
Family Room:
Formal Dining:
Bedroom Level 1: Yes
Bathroom Level 1: Yes Full

Basement: Full
Garage: 2 Built in,Front,Tand
Fireplace: 1 Stove
Gas: Natural
Water: Public
Sewer: Public Sewer
Parking: On Street,Driveway
Zoning: Residential
School District: North College Hill C
HOA Includes:
Semi-Ann Taxes: \$1162
Census Tract: 218.02
Assessment: Of Record
Occupancy: At Closing
Public Transport: Busline Near
Foundation: Poured
Roof: Shingle
Windows: Double Pane,Vinyl
Energy/Green: No
Mgt Company:
Mgt Phone:

Realist2 Tot Finsh: 1,663 **Above Grd:** 1,363 **Basement:** 1,054 **Lot:** 6,578.000

DIM	LEV	FEATURES
Entry:		
Living/Great:		
Dining Room:	12 X 9	Laminate Floor,Walkout
Kitchen:	9 X 7	1 Galley,Wood Cabinets,Laminate Floor,Ma
Breakfast Rm:		
Family Room:		
Study:		
Primary Bed:	12 X 11	1
Bedroom 2:	11 X 11	1
Flex Rooms:		
Basement:	Finished,WW Carpet,Glass Blk Wind	
Views:		
Miscellaneous: 220 Volt,Busline Near		

DIM	LEV	FEATURES
Bedroom 3:	29 X 11	2
Bedroom 4:		
Bedroom 5:		
Bathroom 1:	Full	1 Tile Floor,Tub w/Shower
Bathroom 2:	Full	B
Bathroom 3:		
Bathroom 4:		
Laundry:		B
Rec Room:	16 X 10	B
Inside Feat:		
Outside Feat:	Cul de sac,Deck,Porch	
Appliances:	Dishwasher,Microwave,Oven/Range,Refrigerator	

MARKETING REMARKS

Listing Courtesy of: eXp Realty

REALIST2: 595-0006-0114-00

LEGAL DESC: GLORIA DR 45 X 146.20 LOT 1 BLK B ARLINGTON PARK

ADDRESS: 6931 GLORIA DR

OWNER: ALLEN WENDELL L

Tax Year: 2024
Annual Taxes: \$2,325
Land Mkt Value: \$17,370
Improved Value: \$113,970
Total Assess: \$131,340
Assess Year: 2024

Recording Date: 07/27/07
Last Sale Price: \$79,500
Lot Frontage: 45
Lot Depth: 146.2
Year Built: 1947
Census Tract: 0218.02

Total Fin SqFt: 1663
Above Gd SqFt: 1363
Basement SqFt: 1054
Lot Sq Feet: 6,578
Lot Acreage: 0.151

Document: 10610-2114
Deed Type: LIMITED WARRANTY DEED
Flood Zone:
Flood Panel:
Panel Date:
Township: CINCINNATI

PRESENTED BY:



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RE/MAX Alpha Real Estate

LIC: 2018004102

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Unit#: Suburb: West West Chester Pending: SO: DOM: 0/0 LP: \$340,000

Area: E12WW Tax Dist: West Chester Conting: Fin: S/L%: OP: \$340,000

Single Family ROOMS: #7 BEDS: 3 BATHS: 2-0



Levels:	One	Basement:	Full
Construction:	Brick,Wood Siding	Garage:	2 Front
Heating:	Gas	Fireplace:	1 Brick,Wood
Cooling:	Central Air	Gas:	At Street
Year Built:	1978	Water:	Public
Lot Dimensions:		Sewer:	Public Sewer
Acreage:	0.3491	Parking:	On Street,Driveway
Special Financing:	No	Zoning:	Residential
HOA Fee:	No	School District:	Lakota Local SD
HOA Amt & Freq:	\$0.00	HOA Includes:	
New Construction:	No	Semi-Ann Taxes:	\$1853
Auction:	No	Census Tract:	111.12
Avail for Lease:	No	Assessment:	Of Record
Access/Disability:	No	Occupancy:	At Closing
Tax ID:	M5620219000003	Public Transport:	
Tax ID Other:		Foundation:	Poured
Family Room:		Roof:	Shingle
Formal Dining:		Windows:	Vinyl
Bedroom Level 1:	Yes	Energy/Green:	No
Bathroom Level 1:	Yes Full	Mgt Company:	
		Mgt Phone:	

[VIEW MAP](#) [PICTURES](#) [TOUR](#)

OPEN HOUSE

Date: Time: Cross Street: Directions:

From Tylersville Rd, R on Farmgate Dr, L on Whitehall Cir
West, L on Pelican Dr, Left on Sandpiper Ct Property on Left.

Realist2 Tot Finsh: 1,849 Above Grd: 1,849 Basement: Lot: 15,207.000

DIM	LEV	FEATURES	DIM	LEV	FEATURES
Entry:			Bedroom 3:		
Living/Great: 19 X 12 1 Wall-to-Wall Carpet			Bedroom 4:		
Dining Room: 13 X 11 WW Carpet			Bedroom 5:		
Kitchen: 11 X 16 1 Pantry,Eat-In,Wood Cabinets,Wood Floor			Bathroom 1: Full 1 Built-In Shower Seat,Shower,Double Va		
Breakfast Rm:			Bathroom 2: Full 1		
Family Room: 23 X 17 1 Wall-to-Wall Carpet,Fireplace			Bathroom 3:		
Study:			Bathroom 4:		
Primary Bed: 13 X 16 1 Bath Adjoins,Walk-in Closet,Wall-to-Wall			Laundry:		
Bedroom 2: 12 X 11 1			Rec Room:		
Flex Rooms:			Inside Feat: Vaulted Ceiling (Vaulted Ceiling in Family Room)		
Basement: Concrete Floor,Unfinished			Outside Feat: Cul de sac,Deck		
Views: Woods			Appliances: Dishwasher,Garbage Disposal,Microwave,Oven/Range		
Miscellaneous:					

MARKETING REMARKS

Listing Courtesy of: Keller Williams Advisors

Welcome home to this inviting ranch nestled on a quiet cul-de-sac in a highly desirable neighborhood. Enjoy peaceful wooded views from the backyard, offering privacy and a natural backdrop. Inside, the family room features vaulted ceilings and a cozy fireplace perfect for relaxing or entertaining. The eat-in kitchen includes a pantry and ample space for everyday meals. Step outside to a fenced-in backyard ideal for pets, play, or outdoor gatherings. Tucked away from main roads, this home offers comfort, privacy, and a great setting to call home.

REALIST2: M5620-219-000-003

LEGAL DESC: 3 ENT QUAIL RUN FARMS

ADDRESS: 5521 SANDPIPER CT

OWNER: GAY LEE JR LIVING TRUST 2025

Tax Year:	2024	Recording Date:	08/17/92	Total Fin SqFt:	1849	Document:	
Annual Taxes:	\$3,707	Last Sale Price:	\$120,000	Above Gd SqFt:	1849	Deed Type:	DEED (REG)
Land Mkt Value:	\$36,250	Lot Frontage:	115	Basement SqFt:		Flood Zone:	
Improved Value:	\$246,280	Lot Depth:	135	Lot Sq Feet:	15,207	Flood Panel:	
Total Assess:	\$282,530	Year Built:	1978	Lot Acreage:	0.3491	Panel Date:	
Assess Year:	2024	Census Tract:	0111.12			Township:	WEST CHESTER

PRESENTED BY:



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