

11777 Stone Mill Road – For Sale by Owners

Prepared by Dan & Marcia Erdman
Call for Appointment: **513.203.7003**

General Welcome

We welcome you to visit our house and consider whether it would be a good fit for your family's next home.

Here are some key descriptors friends & family have told us about our house over the 13 years we've lived here: like a retreat/resort, incredible, well maintained, built like a fort (offhand comment by inspector when we bought the house), love all the storage, especially in the kitchen, very peaceful, beautiful view of the woods, love being at the end of a private drive - very private, love the bedroom suites – would be great for older children OR guests, love the fireplace in the kitchen...It's beautiful back here...I love these skylights (in the office)...I love this patio...It feels good here...

Property Details

Mailing Address:	11777 Stone Mill Road, Cincinnati, OH 45251-4125
County:	Hamilton
Township:	Colerain
Type:	Single Family
Levels:	1.5 Story
Architecture:	Traditional
Construction:	Brick
Foundation:	Poured
Roof:	Shingles
Windows:	Insulated Wood
Heating:	Two Stage Heat Pump & Two Stage Gas Furnace – Forced Air
Cooling:	Two Stage Heat Pump
Age:	Built 1991
Acreage:	1.625, mostly wooded
Rooms:	9
Bedroom Level 1:	1 - with adjoining Sitting Room/Nursery/Study
Bedrooms Level 2:	2
Baths Level 1:	2 Partial (by Foyer & Garage), 1 Master Suite/Full
Baths Level 2:	2 Full in Bedroom Suites
Office Level 1:	With 2 Skylights
Kitchen Level 1:	Country Kitchen with Island Cooktop & storage
Basement:	Full
Family Room:	Basement, with Walkout
Exercise/Work Room:	Basement, Partially Finished
Utility/Storage Area 1:	Basement
Utility/Storage Area 2:	Basement
Utility/Storage Area 3:	Basement
Garage:	3 Car, Oversized – Attached
Driveway:	.3 mile Wooded, Private with Parking Apron
Fireplace:	2 – Gas & Wood Burning, Brick
Gas:	Natural
Water:	Public
Sewer:	Aerobic Septic (Just approved for 2019)
S/A:	\$4,032.52
Tax IC:	510-0150-0150-00
School District:	NorthWest: Phone: 513.825.4600
Occupy:	At Closing

11777 Stone Mill Road – For Sale by Owners

Prepared by Dan & Marcia Erdman
Call for Appointment: **513.203.7003**

Special Features

2 Upstairs Bedroom Suites, each with Full Bath – Great for Teenage/Adult Children or Guests
Approximately 1 mile to US27 & 3 miles to Shopping I-275 Loop
Country Kitchen with Efficient WB Fireplace & Fans, Hot Water Dispenser, Water Filter, Loads of Storage, Double Oven
Large Office with 2 Skylights (installed 2012) & Double Pocket Door Entry
Sitting Room off Master Bedroom with Double Pocket Door Entry
Covered Patio off Kitchen with Recessed Lighting & Ceiling Fan
Deck off Bedroom (We've used for private hot tub – not for sale) with Adjoining Deck off Great Room
Hardwood floors on 2nd Level – except ceramic tiled bathrooms
Oversized garage with tiled walls
Driveway Apron with 3 additional parking spaces
Dining Room with Crown Molding
Natural Wood Trim throughout with Paneled doors
Ceiling Fans in all Bedrooms, Kitchen, Great Room, Family Room, Office, Sitting Room
Whole House Fan
Great Neighbors (5 other families/homes on Private Drive)

Significant Updates

New Roof: March 2012 – with transferable 30 year warranty
New 2 Stage (efficient): Furnace & 2 Stage Heat Pump with Humidifier: November: 2016
New Hot Water Heater – 80 gallon: 2016

New Kitchen Counter, Gas Stovetop, Microwave, Dishwasher, & Refrigerator: 2018
New TimberTech Deck Boards: 2015
New Carpet: Living, Dining, Master Bedroom: August 2016
New Carpet – Basement Family Room: 2007
New Great Room Windows: 2016
New Ceramic tile floor & new cabinets in Laundry Room: 2017
Additional Attic Insulation above kitchen, great room, & dining room

Room Sizes

Basement Family/Rec Room:	28 x 24
Living Room/Great Room:	21 x 18
Master Bedroom:	17 x 15
Bedroom #2:	17 x 10
Bedroom #3:	14 x 12
Kitchen:	20 x 15
Dining Room:	14 x 13
Office/Den:	15 x 12
Master Sitting Room:	12 x 11
Foyer/Entry:	14 x 9
Laundry Room, Level 1:	11 x 6
Garage:	29 x 21
Basement Exercise/Work Area:	28 x 16
Basement Utility/Storage 1:	15 x 20
Basement Utility/Storage 2:	12 x 14
Basement Utility/Storage 3:	19 x 18

Asking: \$433,000.00