



8420 CURZON

8420 CURZON AVE, CINCINNATI, OH 45216

\$365,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

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45216

Spacious and light filled 3 Story home in Hartwell. This home has over 3,200 sqft of finished space with 6 Bedrooms, 3.5 Baths, and tons of bonus space for entertaining, working from home, and relaxing. The first floor features a spacious dine in Kitchen that is open to both Living Room & Dining Room with walkout to back deck and fenced in back yard. The second floor boasts the main Primary Suite with ensuite Bath and walk-in closet, a second floor Laundry Room, 2 additional Bedrooms, and a second full bath.

Sewer: Public,
Cooling: Central A/C,
Heating Type: Forced Air,
Water: City Water

\$365,000



The third floor acts as a second primary suite with a sizable Family Room, 2 bonus rooms for a 6th Bedroom/Home Office/Pet Room/Dressing Area, 2 large Bedrooms and the 3rd Full Bath of the house. Roof 2016, Main HVAC 2018, 3rd Floor HVAC 2021. See feature sheet for list of upgrades. Sellers offering \$5,000 credit at closing for new carpet. Bedroom 12 Feet x 9 Feet (9.0ft x 12.0ft) Bedroom 10 Feet x 9 Feet (9.0ft x 10.0ft) Bedroom 16 Feet x 8 Feet (8.0ft x 16.0ft) Bedroom 13 Feet x 10 Feet (10.0ft x 13.0ft) Dining Room 12 Feet x 12 Feet (12.0ft x 12.0ft) Family Room 12 Feet x 12 Feet (12.0ft x 12.0ft) Kitchen 17 Feet x 18 Feet (18.0ft x 17.0ft) Laundry Room 8 Feet x 6 Feet (6.0ft x 8.0ft) Living Room 14 Feet x 14 Feet (14.0ft x 14.0ft) Master Bedroom 13 Feet x 10 Feet (10.0ft x 13.0ft) Office 8 Feet x 5 Feet (5.0ft x 8.0ft)



