

**2101 BERRYPATCH DRIVE**

2101 BERRYPATCH DR, CINCINNATI, OH 45244

**\$400,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 2101 BERRYPATCH DRIVE

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45244

Welcome home to this beautifully updated Anderson Township two-story featuring an incredible three-season sunroom with vaulted wood-beam ceilings, walls of windows, and panoramic views of the spacious backyard. The updated kitchen offers new stainless steel appliances and opens to inviting living spaces, including a family room with a classic brick fireplace. Fresh carpet has been installed throughout, with hardwood floors underneath. Major updates include a new furnace, A/C, and water heater for added peace of mind. Step outside to the paver patio and enjoy one of the home's most impressive features a large, backyard shaded by mature trees.

**Garage Count: 2 Car Garage,  
Sewer: Public,  
Cooling: Central A/C,  
Heating Type: Forced Air,  
Water: City Water**

**\$400,000**



Conveniently located within walking distance of Juilfs Park and the YMCA, and just minutes from shopping, dining, and highway access. Move-in ready and loaded with character, space, and updates! Bedroom 12.0ft x 13.0ft  
Bedroom 12.0ft x 12.0ft Bedroom 11.0ft x 12.0ft Dining Room 11.0ft x 12.0ft  
Family Room 13.0ft x 18.0ft Kitchen 13.0ft x 14.0ft Living Room 12.0ft x 25.0ft Master Bedroom 12.0ft x 13.0ft



