



MLS # 998033



3855 Oak Street
3 Bdrms, 2 Full Baths ... \$400,000

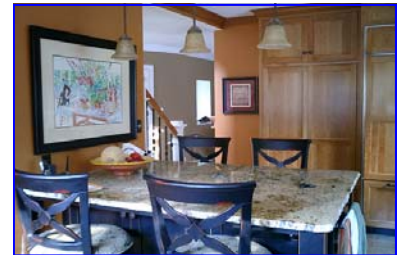
RE/MAX[®] Unlimited

Fully Renovated Historic Tudor!

Historic Dutch Tudor Cottage located in Mariemont's Historic Charles Short district on Dale Park.

- 5 min walk to square
- Situated in quiet, park setting
- Elementary and middle schools in walking distance
- Greenspace behind house
- Low/no maintenance natural stone/stucco exterior
- Historic living with today's amenities:
- 1925 character meets 2006 living
- Updated electric throughout
- Updated plumbing throughout
- Telephone and cable television in bedrooms, living room and kitchen

\$150,000 renovation



**Call for a
private showing
today!**

513-602-6000

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**Kevin
Duffy**
Real Estate Services

Other features:

Professionally architected, structurally engineered, interior designed

- Original architectural elements painstakingly kept and added
- Renovation to studs and joists
- HVAC system designed for optimal air flow
- Extra attention to enhancing character to home
- Artisan quality molding
- Custom solid cherry cabinetry, range hood, bookshelves, vanity, mantle and moldings
- Top quality materials
- Imported granite surfaces
- Imported travertine stone flooring
- Imported marble flooring
- Imported marble surfaces
- Italian faucets
- English sink
- Custom cherry moldings
- Custom solid cherry molding and cabinets with inset doors
- Custom brass cabinet hardware
- Custom solid cherry range hood
- Imported English sink – Shaw's original farmhouse sink
- Imported Italian brushed nickel faucet
- Imported Italian travertine floor
- Filtered water tap
- Brushed nickel pot filler over range
- Custom imported mosaic behind range – travertine and metal border/pendants
- Glass front corner cabinet
- Hand chiseled granite on peninsula
- Overabundance of electrical outlets
- Integrated trash/recycling bins
- 3 tier lighting on dimmers

Living Room

- Custom solid cherry bookshelf/entertainment unit and mantle
- Stone fireplace
- Imported African limestone hearth
- Rounded front wall to match exterior facade

Master Bedroom

- Imported Italian ceiling fan
- Cedar closet with integrated clothes hamper, shelves and hanging space

Landscape

- Professionally landscape architected English garden
- Land regraded for optimal water management
- 18'X33' pewter paver patio
- Custom 36" urn
- Extensive landscape lighting
- 20 year sealed corners/crevasses

Garage

- New electric
- Pegboard throughout
- Cabinets and workspace built in
- Additional storage in garage attic with lighting



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