

Listings as of 03/02/16 at 8:20pm

Active

S1483711p+ E12WW 8688 Indian Ridge  
City/Municip West Chester Cnty Butler  
Subd Beckett Ridge Twp West Chester  
Rooms 13 Bedrms 5 Baths 4-2

DOM 0  
Unit# Subu West West Chester  
State OH Zip 45069

SP\$  
LP\$ 700,000  
OP\$ 700,000

Family Rm Y  
Formal Din Y

BedRm Lev1Y  
BthRm Lev1Y Full, Partial

Type Single Family  
Levels 1 Story  
Arch Ranch  
Const Brick  
Found Poured  
Roof Shingle  
Windows Insulated, Wood, Bay/Bow  
Heating Gas, Forced Air  
Cooling Central Air  
Age 25  
New N Existing Structure  
Lot 0.790 Acre Cul-De-Sa  
Acreage 0.7900

Bsmt Full  
Garage 3 Attached, Side, Oversize  
Parking Driveway  
Firepl 1 Wood  
Gas Natural  
Water Public  
Sewer Public  
Zoning Residential  
Sa-Tax 5294.24  
TxRate Of Record  
Asmnt HOA+Of Recprd  
Occupy At Closing  
Transp

Eagle Ridge to Woodbridge to South on private lane - Indian Ridge Drive

Cross Street Woodbridge

Open House

Date Time

Tax ID M5620-300-000-010 Other

Lev Condo  
HOA Amt \$ 325.00 Annual  
Mgt Comp Towne  
Mgt Phn (513) 489-4059  
Auction N  
Spec Fin N

HOA Fee Yes  
School Lakota Local SD  
District Call SD 513-874-5505  
Association Dues, Professional Mgt

Disability Access

Marketing Remarks

Private drive estate ranch home on 3/4 acre wooded lot w/panoramic hilltop valley view from walls of glass. Tiered deck to large in-ground pool. Finished walk out lower level. 5 bedrooms, 4 full + 2 half baths. Huge 26x26 kitchen/breakfast/sun room.

Agent Remarks

\*\*See Attached Property Disclosures\*\*We Prefer Not Holding Deposit\*\*Please Make deposit check & contract receipt out to your broker\*\*

	Dim	Lev	Features
Entry	19 X 8	1	Wood Floors, Open Foyer, Transom/Sidelit
Living/Grea	20 X 20	1	Wall-to-Wall Carpet, Fireplace, Great Room
Dining	16 X 14	1	Wood Floors, Chandelier, Chair Rail
Kitchen	26 X 25	1	Wood Floor, Eat-In, Wood Cabinets, Pantry, Island, Counter Bar, Walkout
BreakfstRm	15 X 14	1	
FamRm	53 X 25	L	Wall-to-Wall Carpet, Walkout, French Doors, Wet Bar
Study	12 X 12	1	Wood Floor, Bookcase, French Doors
MasterBd	20 X 15	1	Wall-to-Wall Carpet, Bath Adjoins, Walk-in Closet, Dressing Area, Walkout
BedRm2	14 X 13	1	Views Woods, City, Valley
BedRm3	13 X 13	1	Land Desc .5 to .9 Acres
BedRm4	20 X 13	L	Builds
BedRm5	14 X 13	L	Farm
Bath #1	Full	1	Shower, Tub, Double Vanity, Whirlp
Bath #2	Full	1	Struc
Bath #3	Full	1	Fence
Bath #4	Full	L	Docs
LaundryRm	11 X 8	1	Trees
RecRm			Topog
Basement	Finished, Walkout, WW Carpet		Access
Applia	Oven/Range, Dishwasher, Garbage Disposal, Refrigerator, Microwave		
Miscel	Cable TV, Ceiling Fan, Recess Lights, Home Warranty		
Inside	Multi Panel Doors, 9Ft + Ceiling, French Doors, Media Room, Great Room, Bonus Room		
Outside	Patio, Tiered Deck, Pool In-Ground, Cul-de-sac St		

EXAMPLE SHOWING STATUS / TYPE / CO-OP

This listing is Active

Use Sched Show Link Electronic Lockbox, Vacant, Lockbox  
LO WEBM01 www.WEBMLS.net 513-779-3004  
LAGt 195480 Larry A Whited Sr. 513-543-2727  
Co-LO  
Co-LAgt  
List Date 03/02/16 Exp Date 12/31/17 Est Close Date

Use MLS link or showingtime phone app  
Email larry@larrywhited.com  
Fax 513-297-7497  
ERV  
Sub 0%  
Internet Y  
Property Owner Consumer  
Occ/Owner Vacant  
Lmtd Svrc No  
Buy 2.5%  
Hits 1