

# YOUR LISTING LOOKS THE SAME AS ALL THE OTHER LISTINGS

Listing #	DOM	Listing Price	St #	Address	BD	Area	City/Municipal. & ZIP
Status	Type		Listing Office		BA (FH)	Lot Sz	Tax ID#
966220	1	\$409,000	1234 Court Ln		4	E07	Cincinnati 45244
Active (09/29/05)	Single Family		Buyself, Inc.		3 (2 1)	0.460ac	5000440008200



Stunning custom built home in desirable Turpin Hills. This 4 bedroom 2.5 bath has a superb floor plan with fantastic family room - vaulted ceiling, wood beams, picture windows, fire place. Patio off kitchen and nestled in park like backyard. Formal dining and living room eat in kitchen, main floor laundry. Desirable location 15 min from downtown with top ranked schools and shopping close by. Freshly painted inside and out. New carpet in upstairs bedrooms, roof/gutters replaced in '99, furnace '02, water heater '04, air conditioner '04. Spotless, updated and ready to move in!

<b>Listing Price</b>	<b>Selling Price</b>	<b>Address</b>	<b>Listing #</b>
\$409,000		1234 Court Ln, Cincinnati 45244	86622

<b>Agent</b>	Albert G Hepp (ID: 213626) Primary:866-990-6211		
<b>Office</b>	Buyself, Inc. (ID:BUY01) Phone: 866-990-6211, FAX: 888-457-9307		
<b>Property Type</b>	Residential	<b>Property Subtype(s)</b>	Single Family
<b>Status</b>	Active (09/29/05)		
<b>DOM</b>	1		
<b>Entry Date</b>	09/29/05	<b>Listing Date</b>	09/29/05
<b>Original Price</b>	409,000	<b>Expiration Date</b>	03/31/06
<b>Agreement Type</b>	ER Variable Rate		
<b>Area</b>	Hamilton-E07		
<b>Suburb (SIC)</b>	Anderson Twp.		
<b>Commission</b>	<b>Sub Agency</b>	<b>Buyer Agency</b>	
	0	3%	
<b>County</b>	Hamilton	<b>Tax ID#</b>	5000440008200
<b>Beds</b>	4	<b>Baths (FH)</b>	3 (2 1)
<b>Lot Sq Ft (approx)</b>	20038	<b>Lot Acres (approx)</b>	0.460
<b>Age</b>	29		
<b>Cross Street</b>			
<b>District</b>	Forest Hills Local S (Elementary: Mercer Elem; JSH/Middle: Nagel Middle; High: Turpin High)		
<b>Property Ownership</b>	Consumer		
<b>Directions To Property</b>	Clough Pike to Turpin Hills Dr.		
<b>Agent Remarks</b>	Contact seller directly for showings, questions, offers at 513-615-1234.		

AGENTS SEE THE COMMISSION YOU ARE OFFERING IF THEY BRING A BUYER -- THIS IS WHAT MOTIVATES THEM TO SHOW & SELL YOUR HOME

### Additional Info

**Showing Instructions** Call Seller/Tenant  
**Property Description** Single Family  
**New Construction** No  
**Semi-Annual Taxes** 2070  
**Degree Complete** Existing Structure  
**Subdivision** Turpin Hills

**Suburb** Anderson Twp.  
**Rooms** 9  
**Fireplaces** 2  
**Garage Spaces** 2  
**HOA Fees per Month** 5.00

YOUR LISTING INCLUDES YOUR PHONE NUMBER

## Property Dimensions

<b>Lot Dimensions</b>	128x151
<b>Entry</b>	12x8 Level: Lower
<b>Living/Great Rm</b>	25x14 Level: Lower
<b>Dining Room</b>	14x14 Level: Lower
<b>Kitchen</b>	12x12 Level: Lower
<b>Breakfast Room</b>	10x9 Level: Lower
<b>Family Room</b>	21x16 Level: Lower
<b>Laundry Room</b>	6x9 Level: Lower
<b>Master Bedroom</b>	16x14 Level: Upper
<b>Bedroom 2</b>	12x13 Level: Upper
<b>Bedroom 3</b>	12x13 Level: Upper
<b>Bedroom 4</b>	12x10 Level: Upper
<b>Bath 1</b>	Full
<b>Bath 1 Level</b>	Upper
<b>Bath 2</b>	Full
<b>Bath 2 Level</b>	Upper
<b>Bath 3</b>	Partial
<b>Bath 3 Level</b>	Lower
<b>Bedroom Level 1</b>	No
<b>Family Room</b>	Yes
<b>Bathroom Level 1</b>	Yes
<b>Formal Dining Room</b>	Yes
<b>Bath Lvl 1 Type</b>	Partial

## Required Features

<b>Levels</b>	2 Story
<b>Basement</b>	Partial
<b>Foundation</b>	Poured
<b>Roof</b>	Shingle
<b>Gas</b>	Natural
<b>Water Source</b>	Public
<b>Sewer</b>	Public
<b>Windows</b>	Insulated
<b>Occupancy</b>	At Closing
<b>Architecture</b>	Traditional
<b>Construction</b>	Brick
<b>Fireplace</b>	Wood, Brick
<b>Garage</b>	Attached, Side, Oversized
<b>Parking</b>	Driveway
<b>Heating</b>	Electric, Forced Air
<b>Cooling</b>	Central Air

## Optional Features

<b>Entry (Foyer)</b>	Ceramic Tile, Closet
<b>Living Room Feat</b>	Wall-to-Wall Carpet, Fireplace
<b>Dining Room Feat</b>	Wall-to-Wall Carpet, French Doors
<b>Kitchen Features</b>	Wood Floor, Eat-In, Wood Cabinets, Pantry, Walkout, Planning Desk
<b>Family Room Feat</b>	Wall-to-Wall Carpet, Fireplace, Walkout, Bookcase, Wet Bar
<b>MasterBed Feat</b>	Wall-to-Wall Carpet, Bath Adjoins, Walk-in Closet, Dressing Area
<b>Bath 1 Features</b>	Tub w/Shower, Ceramic Tile, Double Vanity
<b>Basement Feat</b>	Unfinished
<b>Inside Feature</b>	Multi Panel Doors, Crown Molding, Vaulted Ceiling
<b>Outside Feature</b>	Patio, Wooded Lot
<b>Land Description</b>	Less than .5 Acre
<b>Miscellaneous</b>	Cable TV, Garage Door Opener, Attic Storage, Air Cleaner, Sump Pump, Home Warranty
<b>View</b>	Woods
<b>Appliances</b>	Oven/Range, Dishwasher, Garbage Disposal, Compactor

## Terms/Financing

<b>Zoning</b>	Residential
<b>Special Financing</b>	No

## Privileged Information

<b>Picture Provided By</b>	Photo Supplied
<b>Internet</b>	Yes
<b>Longitude / Latitude</b>	-84.386154 / 39.112675

# YOUR LISTING INCLUDES MULTIPLE PHOTOS

## Listing Pictures





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