

# 2562 VAN BLARICUM RD, CINCINNATI, OH 45233, USA

<https://www.flourishteam.com>

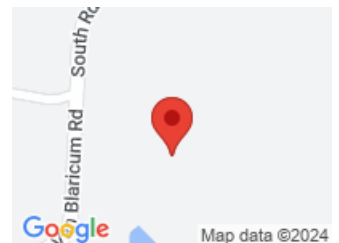
2562 Van Blaricum  
Rd, Cincinnati, OH  
45233, USA

\$ 609,000.00



Sensational Custom Built home nestled on over 3 wooded acres with over 6000sf of living space! You're welcomed with soaring ceilings and a beautiful open staircase. The Great Room has a huge stone wall with gas Fireplace and 2 story tongue and groove ceiling. The Formal Dining Room enjoys French...

- 3 beds
- 6 baths
- Single Family



## CALL US NOW

Phone: (937) 637-7333

Address: 1210 Meadow Bridge Drive, Suite C, Beavercreek, OH 45434

## BASIC FACTS

<b>Date added:</b> 11/04/21	<b>Post Updated:</b> 2021-11-18 12:49:05
<b>Type:</b> Single Family	<b>Status:</b> Active
<b>Bedrooms:</b> 3	<b>Bathrooms:</b> 6
<b>Baths Full:</b> 3	<b>Baths Half:</b> 3
<b>Acres:</b> 3.6330	<b>Lot size:</b> 69578 sq ft
<b>Year built:</b> 1989	<b>MLS #:</b> 850820
<b>Listing Contract Date:</b> 2021-10-06	

## ROOMS & UNITS DESCRIPTION

<b>Rooms Total:</b> 14	<b>Room Count:</b> 14
<b>Number Of Full Baths On Level Lo:</b> 2 1	<b>Number Of Full Baths On Level 1:</b> 2
<b>Number Of Half Baths On Level 1:</b> 2	<b>Number Of Full Baths On Level 2:</b> 1
<b>Number Of Half Baths On Level 2:</b> 1	

## LOCATION DETAILS

<b>County Or Parish:</b> Hamilton	<b>School District:</b> Oak Hills
<b>Directions:</b> US-50 to N on Hillside, R on Cleves Warsaw, L on Van Blaricum, 2562 on R look for Brick Gates.	<b>Zoning:</b> Residential

## PROPERTY DETAILS

<b>Lot Dimensions:</b> 3.633	<b>Parcel Number:</b> 5500281020900
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**Construction Type:** Brick

**Levels:** 1.5 Story

**Distressed Property:** None

**Transaction Type:** Sale

## PROPERTY FEATURES

**Outside Features:** Cable TV,Porch,Storage Shed Cable TV,Porch,Storage Shed

**Inside Features:** Gas Water Heater,Paddle Fans,Smoke Alarm(s),Walk in Closet,Whirlpool

**Utilities:** City Water,Natural Gas,Septic

**Appliances:**

Cooktop,Dishwasher,Dryer,Garbage Disposal,Microwave,Refrigerator,Wall Oven,Washer,Water Softener

**Basement:** Finished,Full,Walkout

**Windows:** Casement

**Heating:** Forced Air,Natural Gas

**Cooling:** Central

**Kitchen Features:** Corian Counters,Island,Kitchenette,Pantry

**Fireplace:** Gas

**Garage:** 3 Car,Attached,Opener

## MISCELLANEOUS

**Taxes Semi Annual:** 5296.64

**Assessments:** of record

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