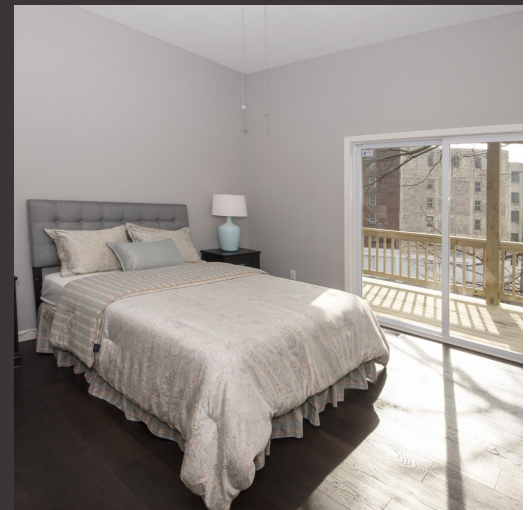


WELCOME



761 MORGAN STREET  
CINCINNATI



# FEATURES

## Active

S1606694p+vt E01WH 761 Morgan St  
**City/Municip**Cincinnati **Cnty** Hamilton  
**Subd** Walnut Hills **Twp**

**Rooms** 5 **Bedrms** 3 **Baths** 2-1



McMillan to Concord to Morgan

**Unit#** **Subd** Walnut Hills  
**State** OH **Zip** 45206

**Family Rm** N **BedRm Lev**↑Y  
**Formal Din** N **BthRm Lev**1Y Partial

**Type**  
**Levels** Two  
**Arch** Traditional  
**Const** Vinyl  
**Found** Poured  
**Roof** Shingle  
**Windows** Double Pane, Vinyl  
**Heating** Gas  
**Cooling** Central Air  
**Age** 1885  
**New** N  
**Lot** 20 x 103  
**Acreeage**

**Bsmt** Full  
**Garage** None  
**Parking** Driveway  
**Firepl**  
**Gas** Natural  
**Water** Public  
**Sewer** Public  
**Zoning** Residential  
**Sa-Tax** Of Record  
**TxRate**  
**Asmnt** Of Record  
**Occupy** At Closing  
**Transp** Metro

**Cross Street** Morgan & Concord

**Open House**

**Date** **Time**

**Lev Condo** **HOA Fee** No **School** Cincinnati City SD  
**HOA Amt** \$ 0.00 **District** Call SD 513-363-0000

**Tax ID** 068-0003-0122-00 **Other**

**Auction** N **Disability Access** No  
**Spec Fin** N

**This Listing Courtesy of Coldwell Banker West Shell**

Beautiful totally restored home in the heart of Walnut Hills - the city's hottest new area and entertainment district. Minutes to UC, XU, downtown and OTR. Over \$65MM of new development in the area. Walk to clubs, coffee, dining, and parks. Off street parking. Won't last. Tax abatement available as well as one year home warranty.

	Dim	Lev	Features
<b>Entry</b>			Laminate Floor
<b>Living/Grea</b>	13 X 15	1	Laminate Floor
<b>Dining</b>			Chandelier, Laminate Floor
<b>Kitchen</b>	15 X 22	1	Counter Bar, Island, Laminate Floor, Marble/Granite/Slate, Pantry
<b>MasterBd</b>	13 X 12	1	Bath Adjoins, Walkout
<b>BedRm2</b>	15 X 13	2	
<b>BedRm3</b>	9 X 13	2	
			<b>Fence</b> Wood
<b>Bath #1</b>	Full	1	Double Vanity, Marb/Gran/Slate, Shc
<b>Bath #2</b>	Full	2	
<b>Bath #3</b>	Partial	1	<b>Access</b> City Street
<b>Basement</b>	Glass Blk Wind, Unfinished		
<b>Applia</b>	Dishwasher, Garbage Disposal, Microwave, Oven/Range, Refrigerator		
<b>Inside</b>	9Ft + Ceiling		
<b>Miscel</b>	Busline Near, Ceiling Fan, CO Detector, Home Warranty, Recessed Lights, Smoke Alarm		
<b>Views</b>	City		
<b>Outside</b>	Balcony, Deck		
<b>Land Desc</b>	Less than .5 Acre		

**This listing is Active - Report Prepared by**

Deborah Robb  
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Cincinnati, OH 45202  
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**Information has not been verified, is not guaranteed and subject to change.**