

1651 ONEIDA STREET PARK HILL



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 3 BEDS

 2 BATHS

 1,651 SQ FT



OVERVIEW

Neighborhood:	Park Hill
Age:	1939
Style:	Ranch
Basement:	Partial
Lot Size:	6,500 Sq Ft
Garage:	2 Car Detached
Heat:	Gas, Forced Air
Cooling:	Central A/C, Ceiling Fan
Fireplace:	Living Room
Bedrooms:	3
Bathrooms:	2

SCHOOLS

Elementary:	Park Hill K-8
Middle:	McAuliffe
High:	Northfield

ROOM SIZES

Living Room:	20' x 13'
Dining Room:	12' x 11'
Kitchen:	11' x 11'
Family Room:	20' x 17'
Master Bedroom:	13' x 12'
Bedroom 2:	12' x 11'
Bedroom 3:	12' x 10'

FLOOR PLAN

Main Level:	1,651 Sq Ft
<i>Floor Plan: Living Room, Dining Room, Kitchen, Family Room, 2 Bedrooms, Full Bath, Office/Studio</i>	
Basement:	1,078 Sq Ft
<i>Floor Plan: Rec Room, Non-Conforming Bedroom, 3/4 Bathroom, Laundry</i>	

Total:	2,729 Sq Ft
Total Finished:	2,669 Sq Ft

Inclusions: Dishwasher, Dryer, Microwave Oven, 2 Refrigerators, Stove/Range/Oven, Washer

Exclusions: Staging Items

PRICE: \$715,000



- Vintage Tudor with oversized 2-car garage and private outdoor living on charming tree-lined street in lovely South Park Hill neighborhood.
- Easy flow from living to dining to kitchen and adjacent "studio" with desk, cabinets and window seat.
- Updated designer kitchen featuring stainless steel JennAir® appliances, granite counters, Crystal® cabinetry, copper intaglio inlaid backsplash, under-cabinet lighting, and south window overlooking patio and gardens.
- Step down from kitchen into vaulted and spacious south-facing family room with two walls of maple built-ins, fabulous natural light and doors that open to outdoor living.
- Tudor detail: Arched windows, coved ceilings, hardwood floors, tile sills and Batchelder fireplace surround. Primarily Loewen heat smart windows on main.
- Walk-in coat closet with built-in cubbies and vintage window in foyer.
- Two main floor bedrooms, full bath plus hall linen closet.
- Outdoor living on spacious patio below a canopy of mature trees, fully fenced for privacy. Front and side yard filled with low-maintenance perennials.
- Newer oversized garage to love! Ample room for two cars and generous space for storage and work bench; pull-down ladder for rafter access.
- Custom ¾ bath with heated floor and towel rack, bedroom/office, rec room, laundry and abundant storage in finished basement.
- Walk to Oneida Park and Kearney Street dining, RTD, JWU campus and DSA.

