



\$204,900

FOR SALE

freshly remodeled

feat. 3bd, 1ba
renovated kitchen & bath,
fenced yard & garage

3812 rose ave
hamilton, oh 45015



Revolution
Property Consulting Group

property information

Warm refinished natural hardwood floors span the entire 1st floor of this fully remodeled home nestled in Lindenwald. Seconds from a brew & a meal in a revitalized downtown; its location is second to the features it boasts. Wake refreshed in a fully remodeled bath & serve up delicacies in a renovated eat in kitchen featuring soft close cabinets & cool granite counters. Young mechanics below & a fido friendly fenced yard & oversized garage just outside ensure in or out, this home amplifies life.



Summary

List Price - \$204,900

Number of Bedrooms - 3

Number of Bathrooms - 1

Lot Size - .1396 acres

Building Size - 1008 sqft above grade

Market - Hamilton

Submarket - Lindenwald

Taxes - \$931.02

Buyer's Agency - 2%

Improvement Highlights

- Kitchen Renovation
 - Brand new appliances
 - Soft close shaker style cabinets
 - Large format tile floor
 - Granite counters
- Bath Renovation
 - New from studs out
 - Money saving dual flush toilet
 - Tile tub/shower enclosure
 - New PEX plumbing lines
- Vinyl Kraft TustGuard windows
- Original hardwood floor re-finished
- Updated garage electric
- SMART Aladdin Connect garage opener

property details

Location Information

Property Address - 3812 Rose Ave
City, State Zip - Hamilton, OH 45015
County - Butler
Market - Hamilton
Submarket - Lindenwald
Cross Street - St Clair Ave
Road Type - City Street
Nearest Highway - SR129 & I-275
Nearest Airport - Greater Cincinnati
Airport (CVG)



Property Details

Property Type - single family
Tax ID # - P6462015000064
Lot Size - .1396 acres
Schools - Hamilton School District
Taxes - \$931.02



Utilities & Amenities

Water - Public
Sewer - Public
HVAC - ICP gas furnace,
SN: A162544366 installed 2016
Water Heater - Richmond gas 2018, SN:
Q211837939
Range - Frigidaire Electric 30"
Microwave - Frigidaire 1.8 cuft Over the
Range



Property Information

Building Details - 3 bd, 1 ba cape cod with partially finished basement
Year Built - 1948
Occupancy - at closing
Number of Floors - 2 plus basement
Roof - dimensional shingle
Number of Buildings - 2: primary house, oversized garage
Exterior Walls - aluminum siding
Windows - Vinyl Kraft TrustGuard installed by AE Door & Window
Laundry - basement, washer & dryer INCLUDED with dbl concrete wash tub
Parking - 1 car detached oversized garage, driveway & street parking

Tour Virtually: [click here](#) or scan the QR code below to tour virtually



financials- comparable sales



3812 rose ave

Status	for sale- subject property
Courtesy of	Revolution PCG
details	
Bedrooms	3
Bathrooms	1
Sqft	1008
\$ per SQFT	\$203
Renovation	Full, modern style
Price	\$204,900

Notes: full kitchen & bath reno, refinished hardwood floors, fenced yard, garage



89 margaret ave

Status	Sold on 9/22/23
Courtesy of	Real Estate Professionals, LLC
details	
Bedrooms	3
Bathrooms	1
Sqft	1008
\$ per SQFT	\$210
Renovation	Full, modern style
Price	\$211,900

Notes: full kitchen & bath reno, new flooring, garage



725 springvale

Status	Sold on 6/23/23
Courtesy of	Ohio Property Group, LLC
details	
Bedrooms	3
Bathrooms	1
Sqft	1298
\$ per SQFT	\$167
Renovation	Bath only, dated style
Price	\$217,000

Notes: bath reno, dated kitchen cabinets, carpet floors, garage

rent vs owning

Greater Cincinnati is FIRST in the nation for rent increases, according to a report by Local 12 WKRC. Typical rent in the Cincinnati area rose 7.9% from May 2022 to May 2023, beating larger metro areas such as New York and Boston. According to Patrick Crowley with the Greater Cincinnati Northern Kentucky Apartment Association, the “prices are beyond their control”. “Demand for tenant housing is greater than the supply”.

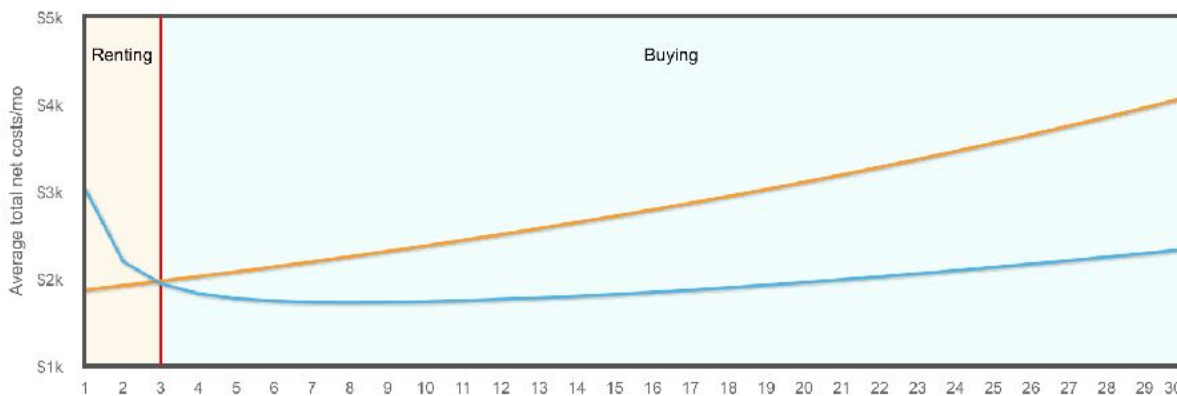
source: <https://local12.com/news/local/cincinnati-leads-nation-rent-increases-renters-landlord-landlords-zillow-increase-housing-shortage-houses-corporations-profit-before-people-tenants-union-apartment-condo-ohio/>

Owning		Renting	
Sale Price	\$204,900	Market Monthly Rent	\$1,800
5% Downpayment	\$10,245	Security Deposit	\$1,800
Expenses		Expenses	
Interest Rate	8%	Est. Renter's Insurance	\$43
Term	30 years		
Monthly Taxes	\$77.59		
Est. Insurance, Maintenance, etc.	\$503		
Est. Home Appreciation	2% annually	Rent appreciation	2% annually
Monthly Net Payment	\$1547.82		\$1,843

It all comes down to math:

- Often, the NET you are paying monthly can be the same OR LOWER in this type of rental market.
- Beyond looking at simple monthly numbers, it is also important to look at the numbers in the future.
- Because you are building equity while your home appreciates, your net worth is INCREASING
- These increases can be used to upgrade your home in the future. Using a comparison tool like those found at <https://www.realtor.com/mortgage/tools/rent-or-buy-calculator/> can be useful for establishing how quickly renting becomes the WRONG DECISION

The graph to left from that calculator illustrates how after 3 years, BUYING IS THE BETTER INVESTMENT



*all terms are estimated for illustration purposes and not warranted for accuracy. Buyer to verify interest rates, payments, estimated insurance, maintenance & all other costs as well as make their own comparison.

feature highlights- to view these & more in detail visit the virtual tour



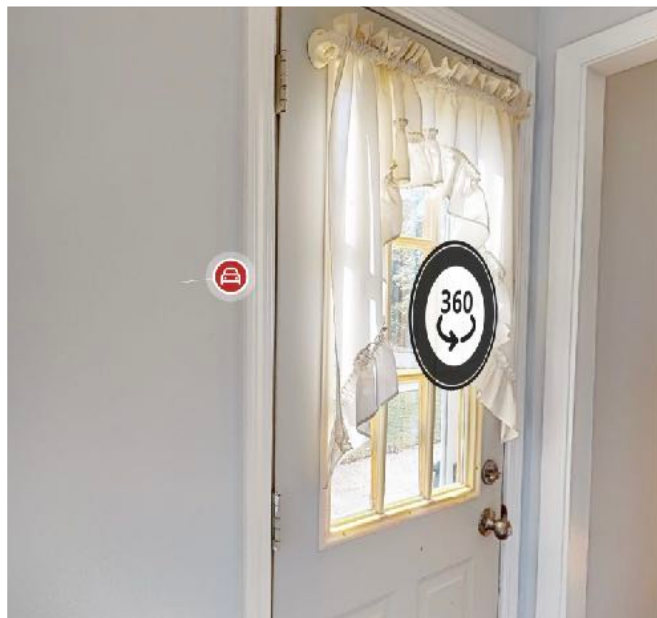
Hypoallergenic Hardwood

Original hardwood flooring spans the entire first floor. With quality that has stood the test of time, the recent refinish unleashed the natural beauty of these hypoallergenic floors.



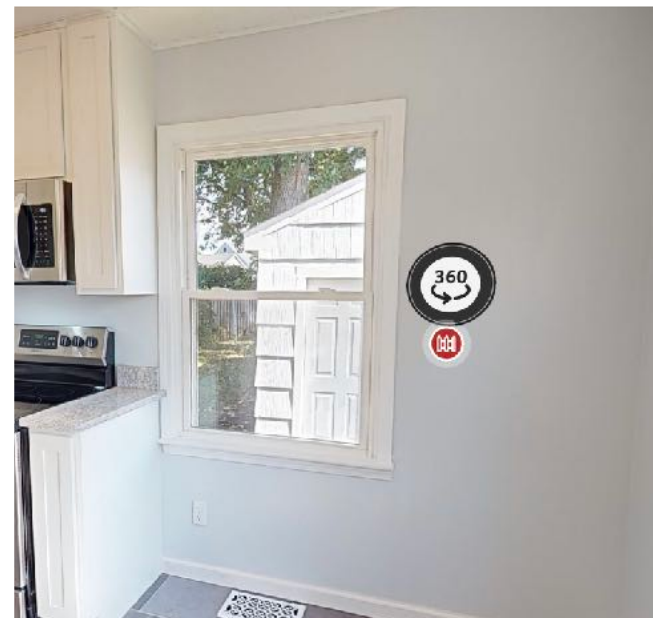
Weatherproofing Your Wallet

Installed by AE Door & Window, these [WayKraft TrustGuard Series Windows](#) envelope the entire home. [Click here](#) to see why this added benefit will let you save past anything Mother Nature serves & keep more money in your wallet.



Gigantic Garage

Click the "360" icon to right for a look around the oversized garage. A new [Space Commander](#) with Aladdin Connect is SMART, ready to play with your cell phone or Alexa while new electric run to the garage ensures this enormous space is ready for more than just storage.



Fido Friendly Fency

Click the "360" icon above to take a look around the fido friendly full fenced fun space outside. When you're done, try saying that 3 times fast.

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Faster Food <

The virgin Frigidaire 30" Electric Range has an MSRP over \$1,100 because it allows you to get meals on the table faster with a 3,000W element that boils faster than the traditional setting. SpaceWise® Expandable Elements expand to meet your cooking needs - big or small. With the Store-More™ Storage Drawer, you will have extra space to store your cookware.



A Micro that Pops <

This Frigidaire 1.8 Cu. Ft. Over-The-Range Microwave commands an MSRP of over \$450 because it makes meal time easier with Convenient Quick Start cooking options that help you put delicious meals on the table in minutes. Plus, changing your filter has never been more convenient with our Push to Open PureAir® Filter Door and filter indicator light. Also includes a Frigidaire PureAir® Filter, and features interior and exterior bright LED lighting.



Chill Out <

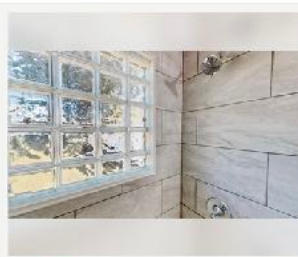
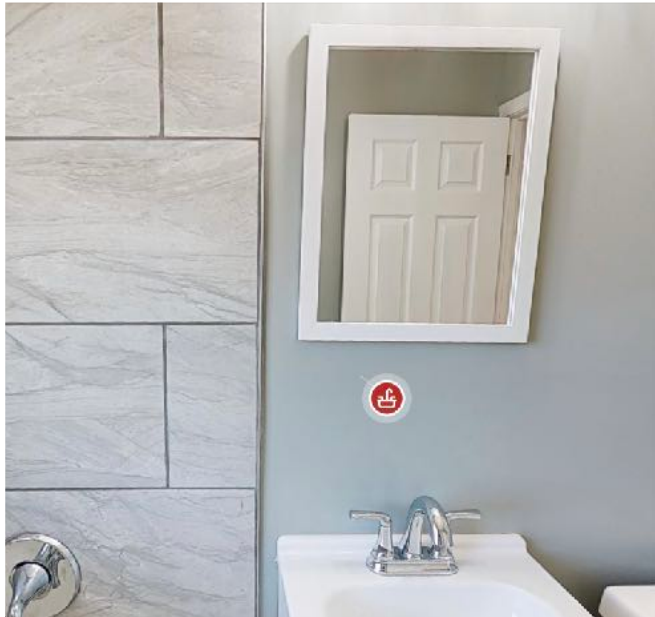
The brand new Frigidaire Gallery 22.3 Cu. Ft. 35" Counter Depth Side-by-Side Refrigerator has an MSRP of over \$2,000 for good reason. It offers Frigidaire's advanced CrispSeal® Plus Crisper. This crispener keeps produce fresh with a seal that blocks out dry air, plus an added filter reduces the gas that causes produce to ripen faster. It also features the EvenTemp™ Cooling System which keeps your food fresh by reacting quickly to temperature fluctuations and constantly circulates cold air throughout the fresh food and freezer compartments, ensuring a consistent cool from top to bottom.



Forty-Two <

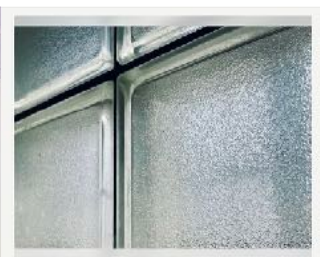
Some may believe that the answer to "Life, the Universe & Everything is Forty-Two". We can't speak to that, but these 42" cabinets crown a beautiful kitchen remodel. With soft close doors, ample storage & limitless heat proof prep space on cool granite counters, this kitchen is chef ready.

feature highlights- to view these & more in detail visit the virtual tour



Renovated Retreat <

This fully renovated full bathroom is new from the studs out. From the large format tile, to the dual flush toilet, everything about this bath is built to last. Warm light penetrates the glass block windows while providing privacy for your morning wake up.



Security Blocked <

Glass block windows protect the basement, providing natural light with an obscured view increasing safety and security from the ground up.



Soak up that Shower <

Born in 2018 (SN Q211637939) this Richmond unit is a baby. Pushing it's heated 40 gallon capacity with eco3, this gas water heater is efficient on your wallet so you can enjoy that morning shower a little longer.



Some Like It Hot (Some Like It Not) <

With a birthdate of June 2016 (SN A162544366) this International Comfort Products HVAC unit is barely a teenager. A division of Carrier, ICP is built to warm up winter and cool off summer.

meet our team

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