

\$309,900

FOR SALE

in the heart of Beckett Ridge

feat. 3bd, 2.5ba with wood
burning fireplace & renovated
ensuite bath

8195 Rollingwood Way
West Chester, OH 45069



EQUAL HOUSING
OPPORTUNITY

revolutionPCG.com
realty reimagined

property information

Set your heading upstairs as you enter this 3 bd bi-level in the heart of Beckett Ridge & discover the warmth of a wood burning fireplace engulfed in a sea of pristine carpet. A defined dining space spills naturally to the deck providing entertaining options indoors or out & opens directly to the kitchen so the cook is always connected. Journey down the hall discovering a full bath with an impervious tile floor replicating reclaimed wood. 2 bedrooms are ready for guests, work or family & a 3rd bd, the oversized primary, awaits to rock you to sleep nightly until you renew daily in the renovated ensuite bath with walk in tiled shower. What lies beneath this expansive first floor includes a finished family room with an adjoining half bath, a utility room with a dedicated workshop complete with a basement walk out & an oversized garage capable of harboring 2 cars & limitless toys. Seconds from Liberty Center, Union Center & convenient to everywhere, this home is an ideal anchor point.



Summary

List Price	\$309,900
Bedrooms	3
Bathrooms	2 full 1 half
Lot Size	0.2121
SQFT	1688
Market	West Chester Twp
Submarket	Beckett Ridge
Taxes	\$3,746.40

Property Highlights

- Andersen Wood Casement Windows
- Wood Burning Fireplace
- Expansive Deck
- Porcelain Bath Tile Upgrade with Reclaimed Wood Design
- Renovated Primary EnSuite Bath with Full Tile Shower Enclosure
- Oversized Two Car Garage
- Energy Efficient Heat Pump HVAC System
- New Water Heater
- Basement Walkout
- And much, much more...

property details

Location Information

Property Address 8195 Rollingwood Way
City, State Zip West Chester, OH 45069
County Butler
Market West Chester Twp
Submarket Beckett Ridge
Cross Street Beckett Ridge Blvd
Road Type City
Nearest Highway 75 / 275
Nearest Airport CVG



Property Details

Property Type Single Family - Bi-Level
Tax ID M5620200000007
Lot Size 0.2121
Schools Lakota Local
Taxes \$3,746.40
HOA \$260 Annually



Utilities/Mechanics

Water Public
Sewer Public
HVAC Goodman Heat Pump
Water Heater Electric 2023



Property Information

Building Details bi-level single family
Year Built 1977
Occupancy At Closing
Number of Floors 2
Roof Dimensional Shingles
Number of Buildings 1
Exterior Walls Painted Wood T1-11
Windows Andersen wood casement front with vinyl rear & lower level
Laundry Lower Level
Parking 2 car oversized garage plus street & cul-de-sac parking

[scan below or click here to tour virtually now](#)



Virtual 3D Tour Available

financials- comparable sales



8195 Rollingwood Way	
Status	for sale- subject property
Courtesy of	Revolution PCG
details	
Bedrooms	3
Bathrooms	2 full 1 half
Sqft	1688
\$ per SQFT	\$184
Renovation	Primary Bath, WH, Carpet
Price	\$309,900

Notes: Oversized garage, basement walkout, wood burning fireplace, primary bath renovation

5587 Haystack Way	
Status	SOLD
Courtesy of	Sibcy Cline
details	
Bedrooms	3
Bathrooms	2 Full 1 Half
Sqft	1713
\$ per SQFT	\$196
Renovation	Kitchen and appliances
Price	\$335,000

Notes: kitchen renovation, primary bathroom no updates

8176 Rollingwood Way	
Status	SOLD
Courtesy of	Huff Realty
details	
Bedrooms	3
Bathrooms	1 full 1 Half
Sqft	1474
\$ per SQFT	\$204
Renovation	Some updates
Price	\$300,000

Notes: Only 1 full bathroom with a single vanity sink.



We partnered with OPTION FINANCIAL to create an exclusive option to lower the cost of buying a home.

We have pre-negotiated a discount available to our clients as well as anyone working with another agent interested in buying one of our listings.



You are free to work with any lender.
 Before you make a final decision, investigate how
 a little buyer CA\$H makes a huge impact.

Utilize our pre-negotiated savings with OPTION FINANCIAL & receive a direct lender credit of: \$1,472


this home with buyer CA\$H	
Sale Price	\$309,900
Approx 5% Downpayment	\$15,495
projected details	
Amount Financed	\$294,405
Estimated 1/2% Lender Credit	\$1,472
Est. Interest Rate <small>w/ 1/8 point buy down</small>	6.645%
Term	30
Est. Monthly P&I Payment	\$1,889

another home without	
Sale Price	\$309,900
Approx 5% Downpayment	\$15,495
projected details	
Amount Financed	\$294,405
No Lender Credit	\$0
Est. Interest Rate <small>w/o buy down</small>	6.770%
Term	30
Est. Monthly P&I Payment	\$1,913

- .5% of the amount financed as a direct buyer credit from OPTION FINANCIAL for purchase of the home.
- The example shown to left illustrates if you chose to apply the direct buyer credit as a rate buy down.
- This would lower your interest rate at no cost to you.

Over the life of your loan this equals an interest savings of:

\$8,791



*all terms are estimated for illustration purposes and are not warranted for accuracy. Buyer to verify interest rates, payments, lender incentives & all other financing terms. Taxes & escrow items not reflected.

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#>

only looking at today...

Market rent for a home like this is **\$2191** per month.

Buying this home at a rate of 6.645% for a term of 30 years with est. taxes & insurance your estimated payment is **\$2,459**.

Buying would cost you **\$268** more per month today.

versus looking at tomorrow...

Rent increases over time, assuming a small annual rent increase of 2% per year & renting for 30 years you would have spent **\$1,079,561** & have **\$0.00** in equity.

Owning a home, your payment doesn't change so after paying off your home in 30 years you would have spent **\$885,403** or **\$194,158** less than renting.

costs more than you think...

More importantly, your home appreciates. Assuming the same annual appreciation of 2% per year your home would have increased in a value **\$251,441** & you would own an asset worth **\$561,341**

- Interest rates are up, but delaying buying a home is costing you money every day.
- Renting may cost you less today, but you are paying for it tomorrow.
- Rent increases over time & mortgage payments remain the same so renting would cost you \$194,158 more.

in 30 years you can have
\$0 as a renter or
\$561,341 as a homeowner

*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



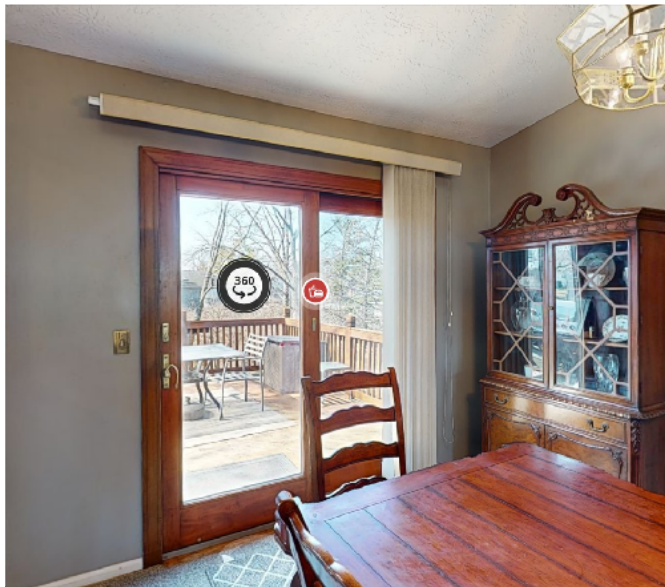
Accentuated by Andersen <

Sealing tight when you need it & opening easily when you want it. [Andersen Casement Windows](#) add value based on the decades of engineering that go in to each one. [Learn more here.](#)



Warmth of Wood <

No gas inserts, warm winter nights with a true wood burning fireplace. [Stoves Not Included.](#)



All Decked Out <

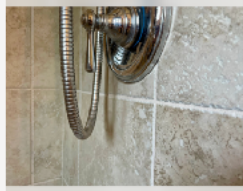
Right outside this full glass door, a deck large enough to cook, dine & play is ready. Click the "360" icon to left to look around for yourself.



Reclaim Convenience <

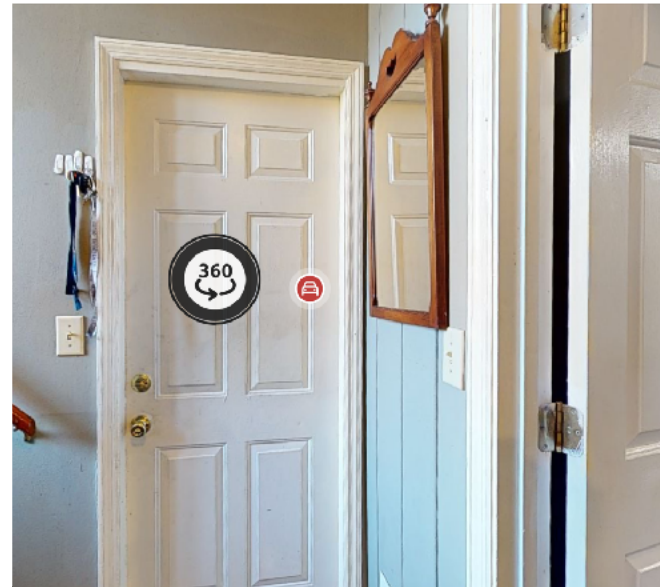
With the style of reclaimed hardwood, these floors look amazing but the true beauty is in their impervious nature. Actually porcelain tiles, this impervious floor is a cinch to clean while enhancing the decor.

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



Renovated Rain

Fully enclosed in tile makes cleaning & maintenance a breeze but the small attention to detail makes all the difference. Corner shelves are built in for all the stuff you need & a detachable hand shower is available when you want it.



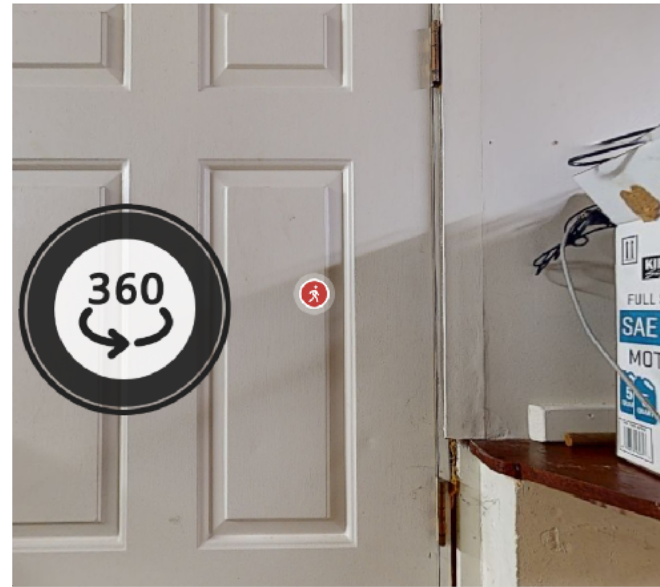
Cars, Toys & More

What do you get when you take two full sized cars, a riding mower, room for a few kayaks & space for more? This garage. Click the 360 icon to left to look around the behemoth of a space.



That's kinda hot...

New in 2023 the water heater is barely an infant so you can count on warm showers for years to come.



Easy Access

The basement walkout provides easy access to the back yard. Stoking a wood burning fire is easier when you can step outside under cover to reload on logs. Click the 360 icon to left to take a look around.



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