



\$259,900

FOR SALE

3 bd bi-level

feat. new appliances, multi-tier deck & fenced yard

4790 Klatter

Cincinnati, OH 45244



property information

Choose a path home as soon as you enter this cherished bi-level in Summerside mere seconds from the Jungle & everything else SR32 has to offer. Parade upstairs over continuous hardwood thru the conjoined living & dining rooms to a kitchen where culinary prowess is powered by Samsung. Cook confidently with a Smart Range & post feast, clean up with no pre-rinse in the new dishwasher with Stormwash. Pop a snack in the new microwave & venture downstairs to an idyllic retreat over maintenance free LVP flooring. With ample entertaining space & an attached bath ascending back upstairs is optional while weekly chores are simplified with the included stackable washer & dryer. Protected by dimensional roofing shingles still in their infancy combined with fresh gutters & gutter guards; inclement weather is worry free while beautiful days are enjoyed on the new multi-tier deck overlooking the fido friendly fenced yard & included screened gazebo. Up, down, in & out; everything you want, upgraded.



Summary

List Price	\$259,900
Bedrooms	3
Bathrooms	1.5
Lot Size	.238 acre
SQFT	936 (1385 living space)
Market	Cincinnati
Submarket	Summerville
Taxes	\$3,060.04

Highlights

- New roof (2020)
- New Water Heater (2022)
- New AC Unit (2021)
- New gutters, downspouts & guards (2020)
- New blinds (2022)
- New LVP flooring in lower level (2021)
- New multi tier deck (2024)
- New garage door (2016)
- New half bath vanity (2023)
- New washer & dryer included (2023)
- New Samsung appliances (2023)
- And much, much more...

property details

Location Information

Property Address 4790 Klatte
City, State Zip Cincinnati, OH 45244
County Clermont
Market Cincinnati
Submarket Summerville
Cross Street Barg Salt Run Rd
Road Type Public
Nearest Highway I275
Nearest Airport CVG



Property Details

Property Type Single family
Tax ID 414818.007
Lot Size .238 acre
Schools West Clermont HS
Taxes \$3,060.04



Utilities/Mechanics

Water Public
Sewer Public
HVAC Goodman w new AC unit
Dishwasher New Samsung ([link](#))
Range New Samsung ([link](#))
Microwave New Samsung ([link](#))



Property Information

Building Details 3 bedroom, 1.5 bathroom split level with fenced in yard
Year Built 1972
Occupancy Negotiable, likely not before mid September due to new build
Number of Floors Two
Roof Dimensional Shingle- new 2020
Number of Buildings 2, main home plus storage shed
Exterior Walls Brick & vinyl siding
Windows Energy efficient vinyl replacement
Laundry Lower level, Samsung washer & dryer included
Parking 1 car garage, driveway plus additional gravel parking pad

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



financials- comparable sales



4790 Klatte	
Status	for sale- subject property
Courtesy of	Revolution PCG
details	
Bedrooms	3
Bathrooms	1.5
Sqft	936 (1385 living space)
\$ per SQFT	\$194
Renovation	Significant
Price	\$259,900

794 Danny Dr	
Status	SOLD 4/19/24
Courtesy of	Sibcy Cline
details	
Bedrooms	3
Bathrooms	1.5
Sqft	1000
\$ per SQFT	\$265
Renovation	Kitchen cabinet & counters
Price	\$265,000

4778 Klatte	
Status	SOLD 10/23/23
Courtesy of	Star One
details	
Bedrooms	3
Bathrooms	2
Sqft	936
\$ per SQFT	\$264
Renovation	Kitchen renovated
Price	\$247,000

Notes: Lower level new flooring, main level continuous hardwood, all new upgraded appliances, new deck, replaced roof, AC

Notes: incomplete painting, worn tattered carpet, no fence, no deck

Notes: carpeted main level, above ground pool



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.

scan to learn more



or [click here](#)

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: \$1,235

this home with buyer CA\$H	
Sale Price	\$259,900
Approx 5% Downpayment	\$12,995
projected details	
Amount Financed	\$246,905
Estimated 1/2% Lender Credit	\$1,235
Est. Interest Rate <small>w/ 1/8 point buy down</small>	6.875%
Term	30
Est. Monthly P&I Payment	\$1,622

another home without	
Sale Price	\$259,900
Approx 5% Downpayment	\$12,995
projected details	
Amount Financed	\$246,905
No Lender Credit	\$0
Est. Interest Rate <small>w/o buy down</small>	7.000%
Term	30
Est. Monthly P&I Payment	\$1,643

- .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:

\$7,443



*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.

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



Limitless Luxury <

The entire lower level features luxury vinyl plank flooring. This 2021 addition provides the look of wood to the entire space while being engineered specifically for a lower level environment. Virtually maintenance free, this addition is built to last.



Chill out <

Sweating nights without AC are simply misery. Fortunately you can chill out knowing that the AC unit & interior coil in this Goodman HVAC unit were born in 2021.



A Lighter Load <

These new units are ready for years of making weekly chores a breeze. Learn why this Samsung Washing Machine & the [Samsung Dryer](#) add value by clicking the link.



Solid Simplicity <

The barn door vanity & solid surface top add a durable finish & modern style to the bath. Crowned with a waterfall faucet you won't need reminded to wash your hands.

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



Diamond clean <

This Samsung dishwasher features StormWash™, powerful rotating spray jets that clean at every angle for tough-to-reach spots. Also boasting Quiet Cleaning, for a quieter kitchen at 48 dBA sound level & AutoRelease™ door, at the end of the cycle, the door automatically opens to circulate air and improve drying performance.

[Learn more about this dirt destroyer here.](#)



Smarter Cooking <

This brand new range makes cooking simple with smart technology.

Pre-heat, adjust time and temperature of your oven, and monitor your cooking from wherever you are with your smartphone.

No-Preheat Air Fry
Healthier cooking with a crunch just got healthier with Air Fry. Using little to no oil, you can quickly prepare your favorite fried foods right in your oven. No preheating required.

[Learn more about this awesome addition here.](#)



Easy Heat <

This 1.9 cu. ft. large capacity Over-the-Range microwave has sensor cooking technology that automatically adjusts cooking time for optimal results and a ceramic enamel interior that is durable and easy to clean.

[Learn why this microwave is not just for popcorn.com here.](#)



Retreat Outdoors <

Click the 360 icon to the right to see everything this outdoor retreat has to offer including a brand new multi-tier deck, included screened in gazebo & a tool shed all enclosed in a fido friendly fenced in yard.



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