



\$539,900

FOR SALE

a 3 acre estate

feat. 4bd, 3.5ba
w/ 1st floor primary
& salt chlorinated pool

6283 morris rd
fairfield twp, oh 45011



Revolution
Property Consulting Group



property information

Sprawling 3 acres, this quad bdrm estate offers amplified living close to everything. A 4 car garage is ready for a fleet of toys & with a lot capable of containing a soccer pitch, play is encouraged. Wake in a 1st floor primary, flowing thru an open kitchen to a personal oasis. Silky smooth water from the salt pool allows infinite refreshment until evening kisses the west-exposure patio w/ Monet worthy sunsets. Life simplified w/ the best of features, life amplified w/ the best of amenities.



Summary

List Price - \$539,900

Number of Bedrooms - 4

Number of Bathrooms- 3.5

Lot Size - 3.109 acres

Building Size - 2943 sqft above grade

Market - Hamilton

Submarket - Fairfield Twp

Buyer's Agency - 2%

Improvement Highlights

- 2012- popcorn ceilings removed, laundry remodel
- 2014- finished basement
- 2015- 2nd floor bath renovation, new 40 year dimensional shingle roof
- 2016- fencing & landscaping, new pool cover, new "Pet Proof" carpet upstairs, new hardwood floors,
- 2017- fire pit, stamped concrete patio, retaining wall, kitchen remodel w/ granite, new dishwasher
- 2018- new board & batten siding pool & barn shed, new front door w/ surround
- 2019- new shutters, boxed porch columns, new wide plank basement floor
- 2020- new pool liner, new CircuPool salt system, pool deck resurfaced, new sump pump, new Carrier HVAC
- 2021- interior painting
- 2022- new microwave & air fry oven/range
- 2023- septic service/ pumping, new composite decking

property details

Location Information

Property Address - 6283 Morris Rd
City, State Zip - Fairfield Twp, OH 45011
County - Butler
Market - Hamilton
Submarket - Fairfield Twp
Cross Street - Millikin
Road Type - City Street
Nearest Highway - SR129 & I-75
Nearest Airport - Greater Cincinnati
Airport (CVG)



Property Details

Property Type - single family
Tax ID # - A0300022000023
Lot Size - 3.109 acres
Schools - Fairfield School District



Utilities & Amenities

Water - Public
Sewer - Septic, serviced 2023
HVAC - Carrier electric heat pump,
SN: 1819F42592 installed 2020
Water Heater - AO Smith electric 1989,
SN: MC89-0028955-913
Range - Electric GE Model JBS86SP4SS
Microwave - GE 950 Watt Model
JNM3163RJ5SS
Dishwasher - Miele Model G4975SCViSF
installed 2017
Pool - Salt Chlorinated with CircuPool,
installed 2019 with new liner



Property Information

Building Details - 4 bd, 3.5 ba traditional with finished basement
Year Built - 1988
Occupancy - at closing
Number of Floors - 2 plus basement
Roof - 2015 40 year dimensional shingle
Number of Buildings - 3: primary house, pool shed, storage shed
Exterior Walls - brick
Windows - Anderson wood clad 1st floor; vinyl replacement 2nd floor
Laundry - main level, 2 washers, 2 dryers INCLUDED with wash tub
Parking - 4 car garage, main level access with extended driveway

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



financials- comparable sales



6283 morris rd

Status	for sale- subject property
Courtesy of	Revolution PCG
details	
Bedrooms	4
Bathrooms	3.5
Sqft	2943
\$ per SQFT	\$183
Lot size	3.109 acres
Price	\$539,900

Notes: salt pool, bball, twin laundry, upgraded appliances, 2 sheds, 4 car garage, fin basement



4405 millikin rd

Status	Sold on 3/10/23
Courtesy of	Coldwell Banker Heritage
details	
Bedrooms	4
Bathrooms	3
Sqft	3049
\$ per SQFT	\$186
Lot size	2.42 acres
Price	\$566,000

Notes: Pool, basketball court, 3 car garage
Ranch with interior set up like a cabin



6383 millikin rd

Status	Sold on 8/21/23
Courtesy of	Century 21 Thacker & Assoc
details	
Bedrooms	4
Bathrooms	3
Sqft	1700
\$ per SQFT	\$294
Lot size	3 acres
Price	\$500,000

Notes: No pool, nice outbuilding. Finished basement, 2 car garage

financial - incentives

Owning this dream home is more affordable than you think.

With these offers, **UP TO \$5000 IN CREDITS** are available to you towards the purchase.

Included in the list price is **\$2500 IN SELLER PAID CLOSING COSTS** that can be used for a rate buy down, offsetting finance charges or just keeping some cash in your pocket.

We also have a special incentive from Option Financial (NMLS #2380) available to you.

Option Financial is **offering 1/2 percent of the loan amount** to purchase this home as a buyer loan credit.

Assuming a \$500,000 loan amount, **that is another \$2500 available to lower your costs.**

[Click here or scan the QR code to left to apply with Option Financial and put other people's money to work for you.](#)

It commits you to nothing & answers everything.



It all comes down to math:

- The breakdown to left shows the monthly financial difference between purchasing this estate vs another home of equal price with no financial incentives from the seller or the lender.
- Buying down an interest rate typically costs 1% of the loan amount to lower the rate .25% percentage points
- In this example, the \$2500 in seller paid closing along with 1/2% of the loan amount incentive from Option Financial (\$2500) has been combined (\$5000 total) to buy down the interest rate from 7.5% to 7.25% for the life of the loan.
- Monthly savings equate to \$85.19, however, the real savings occurs over the life of the loan. Savings are more than 6 times the cost.

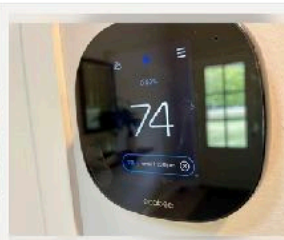
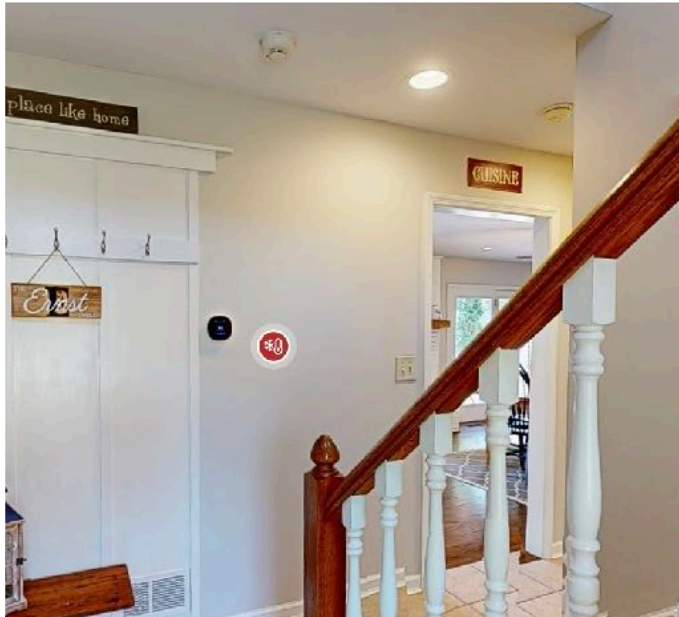
This \$5000 incentive equals an interest savings of over \$30,668 over the life of the loan.

this home with financial incentives	
Sale Price	\$539,900
Approx 7% Downpayment	\$39,900
projected details	
Amount Financed	\$500,000
Seller Credit	\$2500
Estimated 1/2% Lender Credit	\$2,500
Est. Interest Rate w/ \$5000 1 point buy down	7.25%
Term	30 years
Est. Monthly P&I Payment	\$3410.88

another home without financial incentives	
Sale Price	\$539,900
Approx 7% Downpayment	\$39,900
projected details	
Amount Financed	\$500,000
No Seller Credit	\$0
No Lender Credit	\$0
Est. Interest Rate w/o \$5000 1 point buy down	7.5%
Term	30 years
Est. Monthly P&I Payment	\$3496.07

*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.

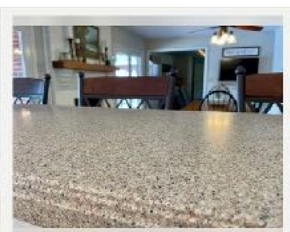
feature highlights- to view these & more in detail visit the virtual tour



Comfort Control <

An often overlooked feature, a smart thermostat minimizes expenses while maintaining desired comfort. [Ecobee](#) (click here for more information) is the recommended smart thermostat control by HVAC professionals as the underlying technology minimizes equipment strain vs other brands.

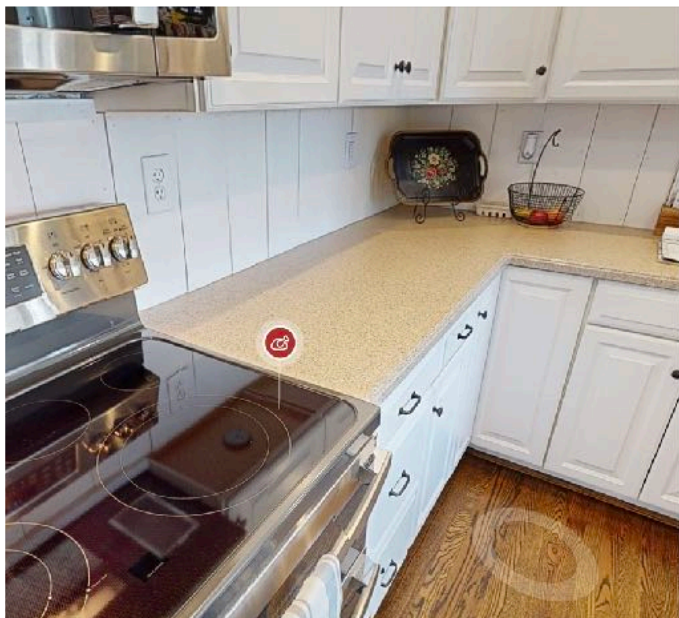
Ecobee also plays nice with your choice of any virtual assistant, so you can ask Siri, or Alexa, or Google (or even your kids if you can get them to do it) to change the temperature to fit your needs.



A Solid Surface <

With solid surface counters encompassing food prep areas, these non-porous work surfaces ensure raw food never tingers. Known for clean lines, the textured beauty will serve your family well.

To learn more from a real expert, see what [Bob Vila](#) has to say about solid surface [here](#).



Cook with Clout <

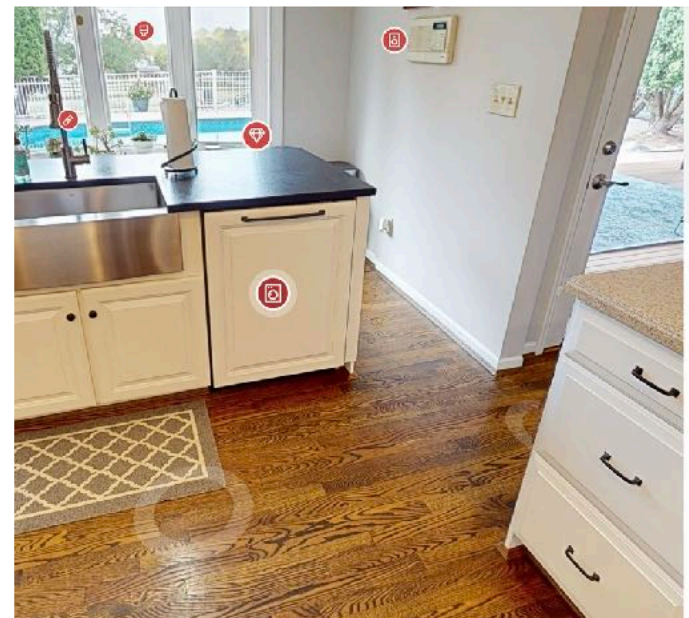
This GE 30" Free-Standing Double Oven Convection Range retails for over \$1500 with good reason.

Featuring "no-preheat" air fry you can feed an army in moments.

12" 19" Power Boilers produce concentrated heat for rapid boiling so you spend less time waiting & more time cooking.

Two independent ovens allow for a full sized bird at one temperature and fresh baked cookies at another, exchanging cooking time for family time.

[Learn more about this amazing appliance here.](#)



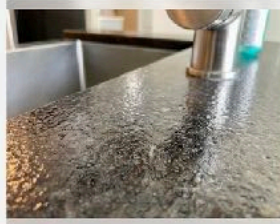
After the meal comes Miele <

Renowned as one of the best kitchen brands money can buy, Miele has been making appliances for more than 120 years.

Subjecting their products to over 10,000 hours of testing warrants a retail price of thousands of dollars & that level of performance is waiting to clean up after you.

[Learn why Miele is the choice for high end appliances the world over here.](#)

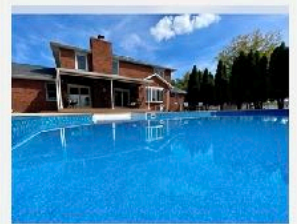
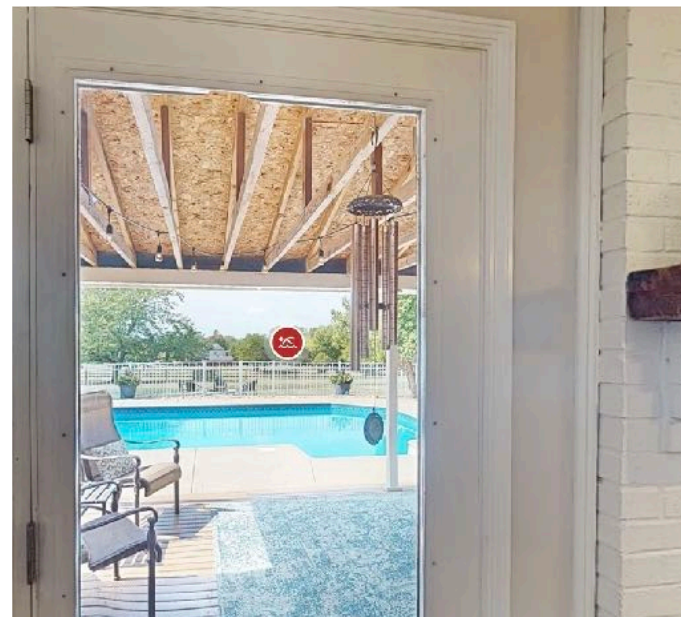
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Rock Hard Durability



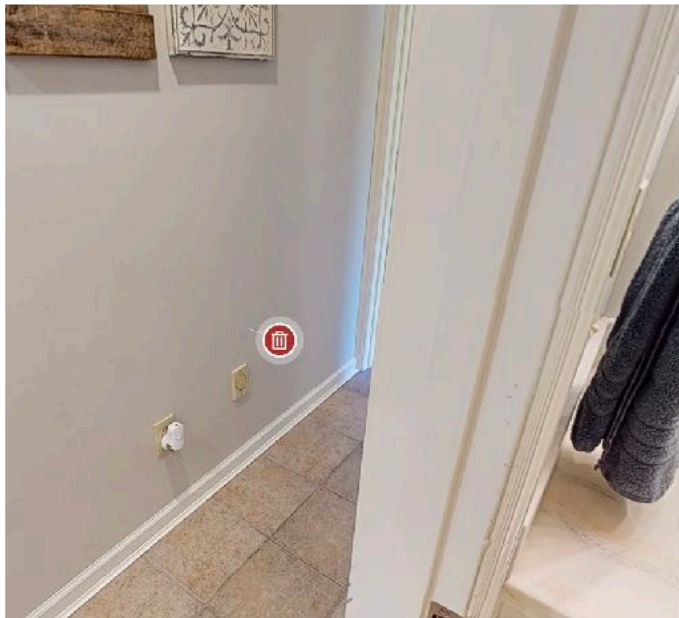
The sink island overlooks the oasis outside & is crowned with granite countertops finished in a "leathered" texture providing an impervious surface to heat & a style to astound. A stainless steel farmhouse sink marries modern style & vintage design completing the expansive kitchen.



Retreat & Refresh



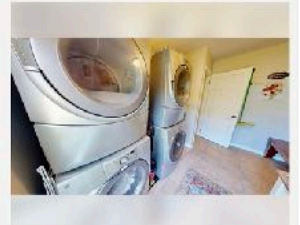
A crystal clear salt chlorinated pool anchors the outdoor oasis & minimizes upkeep. A covered patio, with brand new PVC decking, shades the sun with zero staining required. The pool deck boasts room for an enormous table for outdoor dining while a paver patio has space for more intimate gatherings. A storage shed keeps toys close while mature trees maintain privacy for outdoor fun in this enviable retreat. Click the "360 Icon" to left to look around your future outdoor escape.



This feature sucks...



Easily overlooked, hidden around the home are access ports like this one to the central vacuum system. This feature makes cleaning easy, removing all debris to the central canister in the garage for easy disposal. Normally features shouldn't suck, but this one does & you will love it.

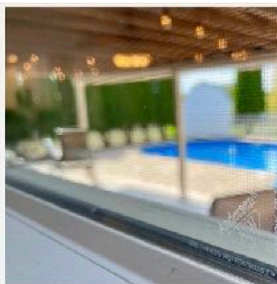


You're not seeing double



Set up for two washers & two dryers, with the 4 machines included with the house, this expansive laundry room with built-in storage & a wash tub doubles your cleaning power using only half of your previous time.

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



Value you can see <

(through)

Adorning the first floor, Andersen Wood Clad windows overlook the outdoor beauty. Known for their quality & price tag, the former protects your home in beauty you can see (through) while the latter will never be your concern.

Each Andersen wood window is clad to resist the elements and provide a low-maintenance exterior that never needs painting.

Learn more about Andersen & the value they



Acres of Fun <

As you can see from the rough scale image, this home boasts more than a basket ready for you to perfect the game winning shot.

3 acres of land on your property provides space for a full sized soccer pitch in the rear.

If that isn't the "pitch" you prefer, there is ample room to construct a full sized baseball diamond.

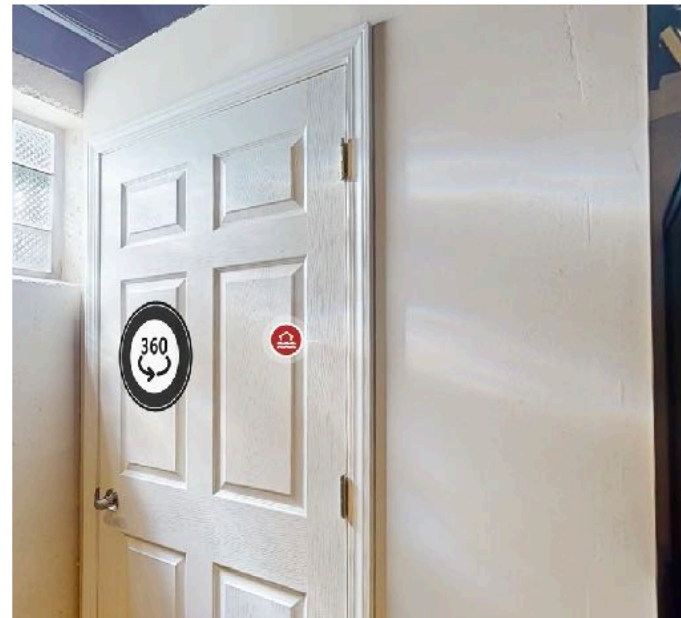
I bet "if you build it, they will come".



Sunset Storage <

Problems

Click the "360 icon" to left for a look around your enormous shed so your exterior maintenance items can stay outside leaving the 4 car garage available for as many toys as you can play with.



Premium Peace of <

Mind

Concealed in this closet lies a silent protector, the Zoller AquaNat 500 Sump Pump system. [Click here for more info.](#) This system, known as an industry leader, ensures the pump keeps working even during power outages so your home is always protected. Click the "360 icon" to left see the entire system along with a fully labeled electrical panel, illustrating the professional nature of every single item in this home.

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