

Coming Soo05/16/25

S1839065p+E04HP

3028 Lavinia Ave

TaxDist/MuniCincinnati

CntyHamilton

Subd

Rooms7

Bedrms3

Baths2-0

DOM0/0

Unit#

StateOH

Family Rm

Formal Din

Type

Levels

Arch

Const

Found

Roof

Windows

Heating

Cooling

Year Built

New

Lot

Acreage

HOA Fee

HOA Amt\$

Mgt Comp

Mgt Phn

Auction

Spec Fin

Realist2 SqFt

TotFin1,512

AbvGrd1,512

Bsmt840

Lot6,011

SubuHyde Park

Zip45208

LP\$449,900

OP\$449,900

BedRm Lev1Yes

BthRm Lev1Yes Full

BsmtFull

Garage2 Oversized,Garage Detached

ParkingOff Street,Driveway

Firepl

GasNatural

WaterPublic

SewerPublic Sewer

ZoningResidential

Sa-Tax\$3462

Realist2 Census Tract41.00

Asmntof record

OccupyNegotiable

Transp

SchDistCincinnati City SD

Available for LeaseNo

Access/Disability Features

Energy/Green Features



Madison Road to Lavinia  
Cross Street

Open House		
Date	Time	
TaxID	053-0004-0176-00	Other

Marketing Remarks and Agent Remarks

Very nice Hyde Park home, plus huge 2 car garage with loft! Beautiful Living Room with high ceilings, crown molding and recessed lighting. Dining Room open to newer Kitchen featuring Quartz counters, stainless appliances and white cabinetry. First floor Bedroom and renovated Full Bath. Fantastic Primary Suite with vaulted ceiling, walk-in closet and balcony! Newer Full Bath with double Quartz vanity. Newer Roof, Windows, and Siding make this exterior low maintenance. Covered porch and rear deck. Great location to walk to everything in O'Bryonville!

Dim		Lev	Features	Realist2 Tax Information for Tax ID# 053-0004-0176-00			
Entry	8 X 5	1		<div>3028 LAVINIA AVE</div> <div>Owner NameOSBUN CHRISTOPHER PAUL</div> <div>Legal Descrip3028 LAVINIA AVE 50 X 135.37 IRR LOT 32 J W SIB</div> <div>Tax Year2024</div> <div>Annual Taxes6924.78</div> <div>Land Mrkt Value19690</div> <div>Improved Value310310</div> <div>Total Asmnt330000</div> <div>% Improved</div> <div>Asmnt Year2024</div> <div>Recording Date2021-03-24</div> <div>Last Sale Price330000</div> <div>Document14381-3154</div> <div>Deed TypeWARRANTY DE</div>			
Living/Great	14 X 14	1	Walkout,Wood Floor				
Dining	12 X 11	1	French Doors,Chandelier,Walkout,Wind				
Kitchen	14 X 10	1	Pantry,Quartz Counters,Gourmet,Wind				
BreakfstRm							
FamRm							
Study							
PrimaryBd	14 X 12	2	Bath Adjoins,Walk-in Closet,Walkout,W				
BedRm2	12 X 12	2					
BedRm3	12 X 10	1					
BedRm4							
BedRm5							
Bath #1	Full	2	Tile Floor,Double Vanity,Tub w/Shower,				
Bath #2	Full	1					
Bath #3							
Bath #4							
LaundryRm	10 X 10	L					
RecRm							
Flex Rooms				Basement	Unfinished,Glass Blk Wind		
Appliances	Dishwasher,Garbage Disposal,Microwave,Oven/Range,Refrigerator						
Misc	220 Volt,Attic Storage,Recessed Lights						
Inside	9Ft + Ceiling,Beam Ceiling,Crown Molding,Multi Panel Doors,Natural Woodwork,Vaulted Ceiling						
Outside	Balcony,Deck,Patio,Porch						

This Listing is Coming Soon

Use Sched Show Link			Electronic Lockbox		
LO	SHEL08	Coldwell Banker Realty	513-321-9944	FAX	ER
LAg	396750	Rick J Finn	513-702-4090	rick.finn@cbws.com	Lmtd SrvcNo
Co-LO	SHEL08	Coldwell Banker Realty	513-321-9944	Internet N	Agt Hits21
Co-LAg	212278	Holly Finn	513-560-6513	Property Owner	Pub Hits118
List Date	05/08/25	Exp Date	11/16/25	Est Close Date	
			Seller Pd Clo Costs		Short SaleNo
			Seller Amount Pd0		3rd Party Approval ReqNo

